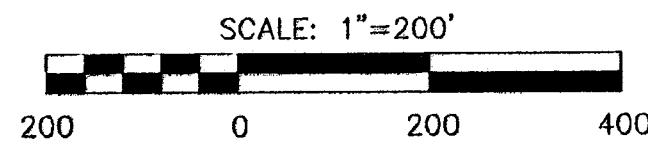


Res 4/23

FINAL PLAT FOX RIDGE ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

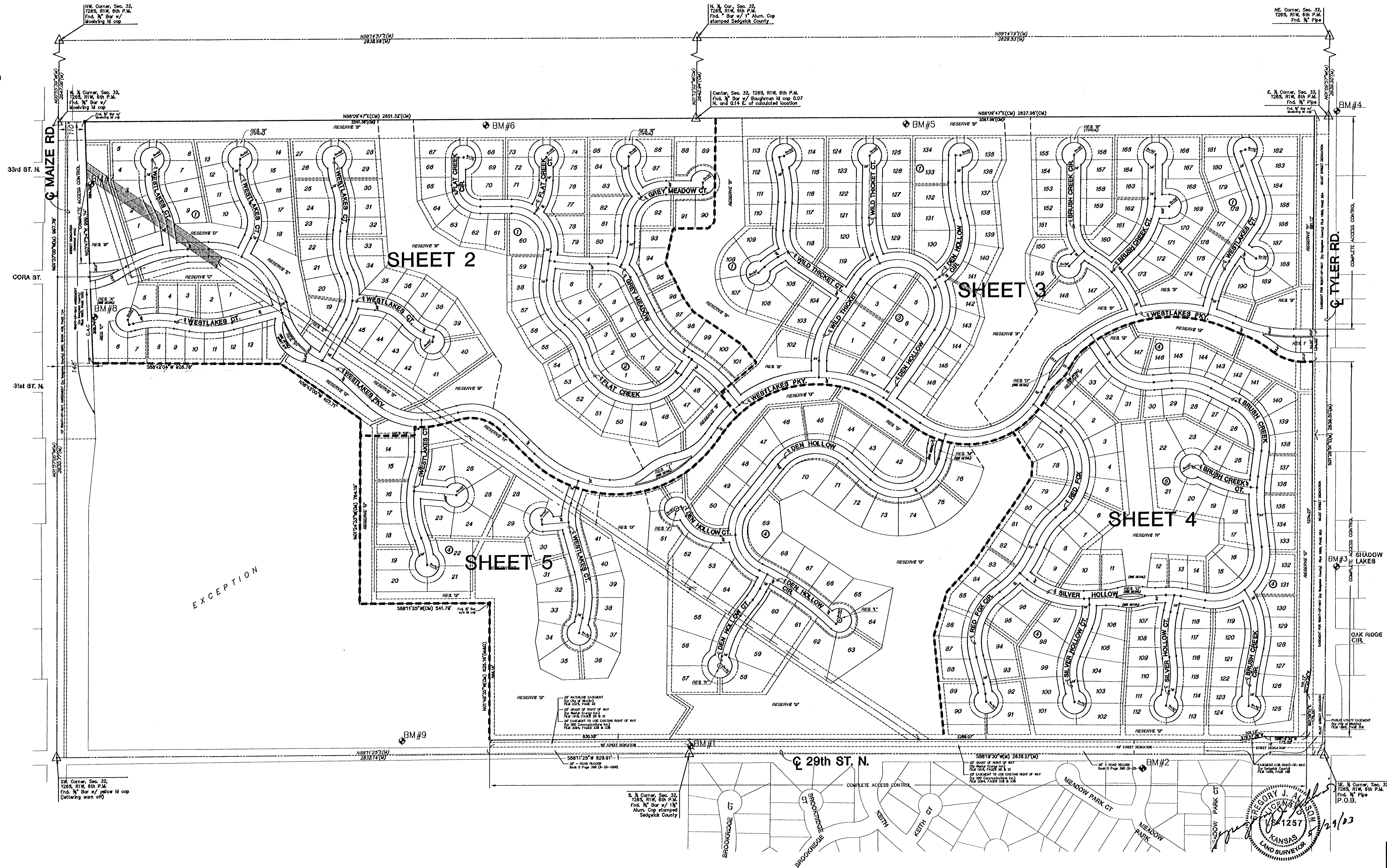


BENCHMARKS

- BM#1 C.O.W. disc 0.5 miles east of Maize Rd. on 29th St. N. 25' +/- N. of centerline of 29th St. Elev. = 160.86
- BM#2 Square cut top of curb N. end of island at Meadow Park, S. Elev. = 168.33
- BM#3 Square cut top curb W. end of island at Shadow Lakes, East side of Tyler Rd. Elev. = 175.81
- BM#4 RR spike in W. face of South H-pole East of Tyler Rd., 3320 N. Tyler Rd. Elev. = 175.53
- BM#5 RR Spike in South face of South H-pole 3rd H-pole West of Tyler Rd. and 1/2 Mile N. of 29th St. N. Elev. = 169.24
- BM#6 RR Spike in South face of South H-pole 6th H-pole West of Tyler Rd. and 1/2 Mile N. of 29th St. N. Elev. = 166.37
- BM#7 PK nail (point numbered 201) in asphalt on bike path 60 feet South of 33rd St. N. on East side of Maize Rd. 28 feet NW. of PP. Elev. = 163.97
- BM#8 RR spike in W. face of PP East side Maize Rd., 100 feet ± S. of Cora St. Elev. = 165.58
- BM#9 RR spike in NW face of PP N. side of 29th St. N., 6th PP West of C.O.W. Disc (Disc 1/2 mile East of Maize Rd.) Elev. = 164.55

LEGEND

- △ = Found Section Corner
- = Found Survey Monument
- = Set 3/8" Rebar W/ MKEC CLS 39 id. cap
- (M) = Measured
- (D) = Deeded
- = Page Match Line



RESERVATION FOR THE STATE OF KANSAS
 J. ALLEN BROWN
 LAND SURVEYOR
 No. 1257
 4/29/03

FINAL PLAT

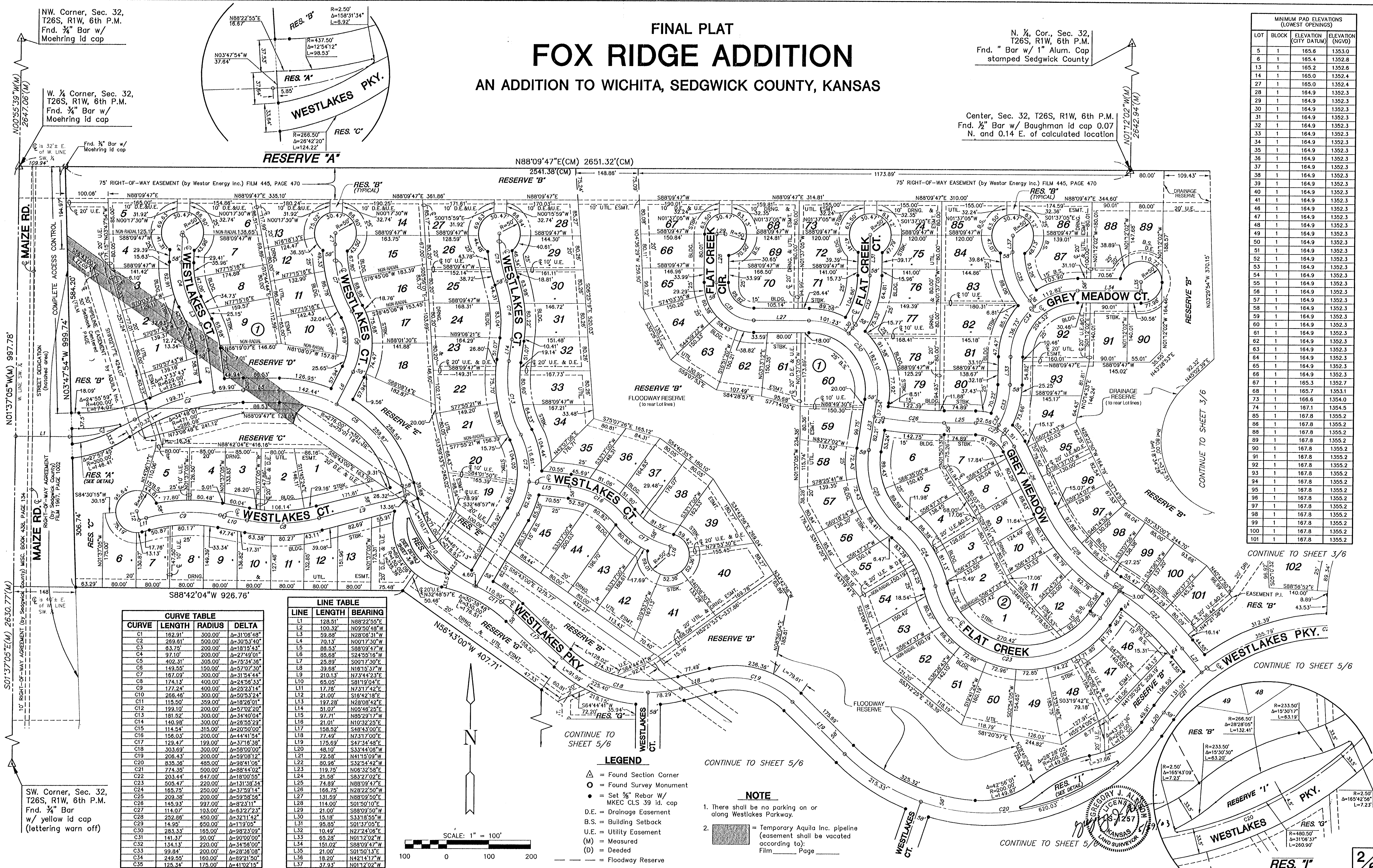
FOX RIDGE ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

N. 1/4 Cor., Sec. 32,
T26S, R1W, 6th P.M.
Fnd. 1/2" Bar w/ 1" Alum. Cap
stamped Sedgwick County

Center, Sec. 32, T26S, R1W, 6th P.M.
Fnd. 1/2" Bar w/ Baughman id cap 0.07
N. and 0.14 E. of calculated location

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (NGVD)
5	1	165.6	1353.0
6	1	165.4	1352.8
13	1	165.2	1352.6
14	1	165.0	1352.4
27	1	165.0	1352.4
28	1	164.9	1352.3
29	1	164.9	1352.3
30	1	164.9	1352.3
31	1	164.9	1352.3
32	1	164.9	1352.3
33	1	164.9	1352.3
34	1	164.9	1352.3
35	1	164.9	1352.3
36	1	164.9	1352.3
37	1	164.9	1352.3
38	1	164.9	1352.3
39	1	164.9	1352.3
40	1	164.9	1352.3
41	1	164.9	1352.3
46	1	164.9	1352.3
47	1	164.9	1352.3
48	1	164.9	1352.3
49	1	164.9	1352.3
50	1	164.9	1352.3
51	1	164.9	1352.3
52	1	164.9	1352.3
53	1	164.9	1352.3
54	1	164.9	1352.3
55	1	164.9	1352.3
56	1	164.9	1352.3
57	1	164.9	1352.3
58	1	164.9	1352.3
59	1	164.9	1352.3
60	1	164.9	1352.3
61	1	164.9	1352.3
62	1	164.9	1352.3
63	1	164.9	1352.3
64	1	164.9	1352.3
65	1	164.9	1352.3
66	1	164.9	1352.3
67	1	165.3	1352.7
68	1	165.7	1353.1
73	1	166.6	1354.0
74	1	167.1	1354.5
85	1	167.8	1355.2
86	1	167.8	1355.2
88	1	167.8	1355.2
89	1	167.8	1355.2
90	1	167.8	1355.2
91	1	167.8	1355.2
92	1	167.8	1355.2
93	1	167.8	1355.2
94	1	167.8	1355.2
95	1	167.8	1355.2
96	1	167.8	1355.2
97	1	167.8	1355.2
98	1	167.8	1355.2
99	1	167.8	1355.2
100	1	167.8	1355.2
101	1	167.8	1355.2



NW Corner, Sec. 32,
T26S, R1W, 6th P.M.
Fnd. 3/4" Bar w/
Moehring id cap

W. 1/4 Corner, Sec. 32,
T26S, R1W, 6th P.M.
Fnd. 3/4" Bar w/
Moehring id cap

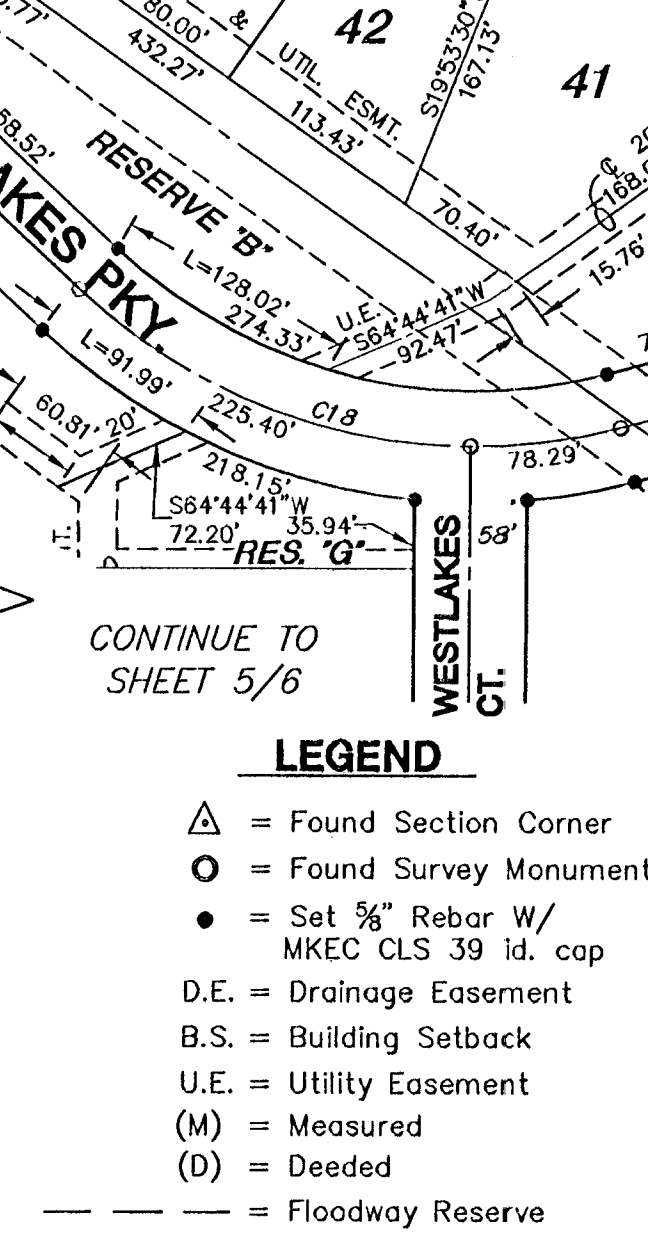
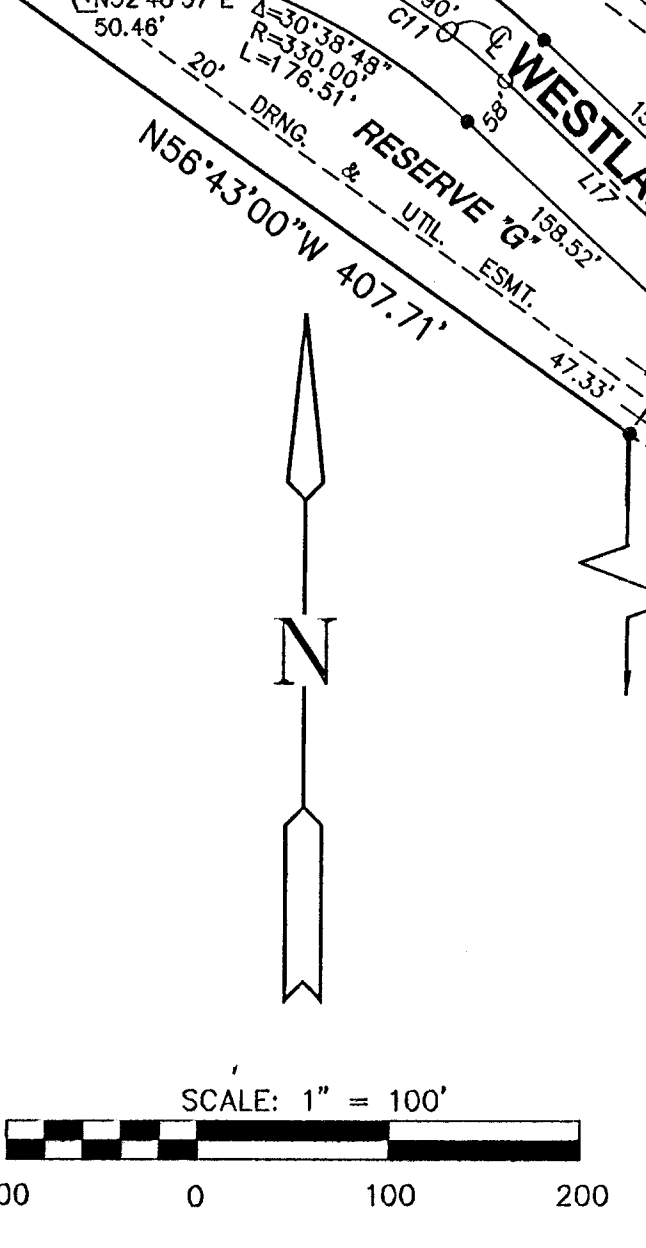
75' RIGHT-OF-WAY EASEMENT (by Westor Energy Inc.)
FILM 445, PAGE 470

MAIZE RD.
STREET DEDICATION
(fractured area)

SW Corner, Sec. 32,
T26S, R1W, 6th P.M.
Fnd. 3/4" Bar
w/ yellow id cap
(lettering worn off)

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	182.91'	300.00'	Δ=31°06'48"
C2	269.61'	500.00'	Δ=30°53'40"
C3	63.75'	200.00'	Δ=18°15'43"
C4	97.10'	200.00'	Δ=27°49'01"
C5	402.31'	305.00'	Δ=75°34'36"
C6	149.55'	150.00'	Δ=57°07'30"
C7	167.09'	300.00'	Δ=31°54'44"
C8	174.13'	400.00'	Δ=24°56'33"
C9	177.24'	400.00'	Δ=25°23'14"
C10	266.46'	300.00'	Δ=50°53'24"
C11	115.50'	359.00'	Δ=18°26'01"
C12	199.10'	200.00'	Δ=57°02'20"
C13	140.92'	300.00'	Δ=34°40'04"
C14	140.92'	300.00'	Δ=28°55'29"
C15	114.54'	315.00'	Δ=20°50'00"
C16	156.03'	200.00'	Δ=44°41'54"
C17	129.47'	199.00'	Δ=37°16'38"
C18	303.69'	300.00'	Δ=58°00'00"
C19	206.43'	200.00'	Δ=59°08'12"
C20	835.36'	485.00'	Δ=98°41'06"
C21	774.35'	500.00'	Δ=88°44'02"
C22	203.44'	647.00'	Δ=18°00'55"
C23	505.47'	220.00'	Δ=131°38'34"
C24	165.75'	250.00'	Δ=37°59'14"
C25	209.38'	200.00'	Δ=59°58'56"
C26	145.93'	997.00'	Δ=8°23'11"
C27	114.07'	103.00'	Δ=63°27'23"
C28	252.86'	450.00'	Δ=32°11'42"
C29	14.95'	650.00'	Δ=1°02'05"
C30	281.33'	185.00'	Δ=98°23'09"
C31	141.37'	90.00'	Δ=90°00'00"
C32	134.13'	220.00'	Δ=34°58'00"
C33	99.84'	200.00'	Δ=28°36'08"
C34	249.55'	160.00'	Δ=89°21'50"
C35	125.34'	175.00'	Δ=41°02'15"

LINE TABLE		
LINE	LENGTH	BEARING
L1	128.51'	N88°22'55"E
L2	100.32'	N09°50'48"W
L3	59.88'	N28°06'31"W
L4	70.13'	N00°17'30"W
L5	86.53'	S88°09'47"W
L6	85.88'	S24°55'16"W
L7	25.89'	S00°17'30"E
L8	39.88'	N18°15'37"W
L9	210.13'	N73°44'23"E
L10	65.05'	S81°19'04"E
L11	177.24'	N73°17'42"E
L12	21.00'	S16°42'18"E
L13	197.28'	N28°08'42"E
L14	51.07'	N05°48'25"E
L15	91.71'	N82°21'17"W
L16	21.01'	N10°32'25"E
L17	158.52'	S48°43'00"E
L18	77.49'	N73°17'00"E
L19	175.69'	S47°34'48"E
L20	48.10'	S33°44'08"W
L21	72.58'	N41°15'09"W
L22	80.96'	S32°54'42"W
L23	119.75'	N06°32'58"E
L24	21.58'	S83°27'02"E
L25	74.89'	N88°09'47"E
L26	166.75'	N28°22'50"W
L27	131.59'	N88°09'50"E
L28	114.00'	S01°50'10"E
L29	21.00'	S88°09'50"W
L30	15.18'	S33°18'55"W
L31	95.83'	S01°37'05"E
L32	10.49'	N27°24'06"E
L33	65.28'	N01°12'02"W
L34	151.02'	S88°09'47"W
L35	21.00'	S01°50'13"E
L36	18.20'	N42°14'17"W
L37	37.93'	N01°12'02"W



SCALE: 1" = 100'

100 0 100 200

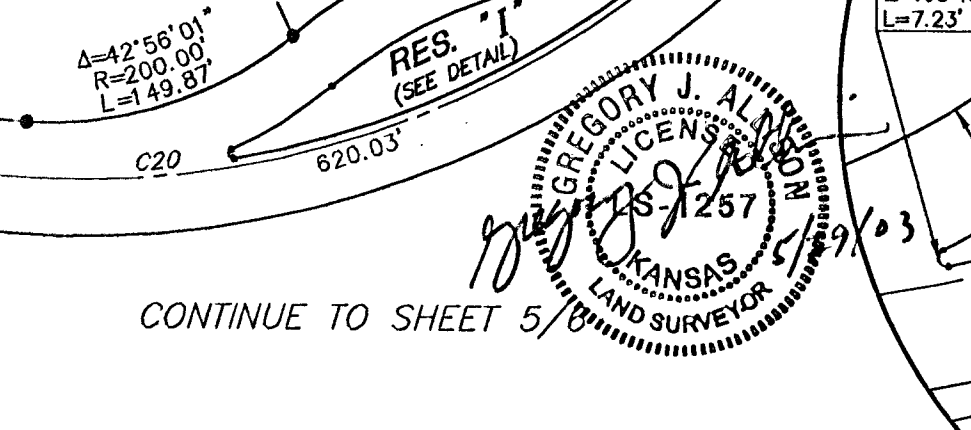
LEGEND

- △ = Found Section Corner
- = Found Survey Monument
- = Set 3/4" Rebar w/ MKEC CLS 39 id. cap
- D.E. = Drainage Easement
- B.S. = Building Setback
- U.E. = Utility Easement
- (M) = Measured
- (D) = Deeded
- = Floodway Reserve

NOTE

1. There shall be no parking on or along Westlakes Parkway.

2. Temporary Aquila Inc. pipeline (easement shall be vacated according to):
Film _____ Page _____



FINAL PLAT

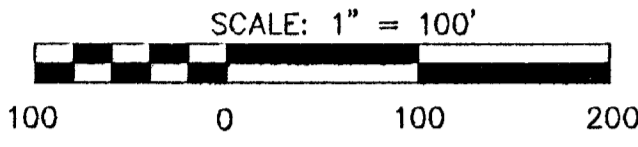
FOX RIDGE ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

NE. Corner, Sec. 32,
T26S, R1W, 6th P.M.
Fnd. 3/4" Pipe

E. 1/4 Corner, Sec. 32,
T26S, R1W, 6th P.M.
Fnd. 3/4" Pipe

Center, Sec. 32, T26S, R1W, 6th P.M.
Fnd. 1/2" Bar w/ Baughman id cap 0.07
N. and 0.14 E. of calculated location



LEGEND

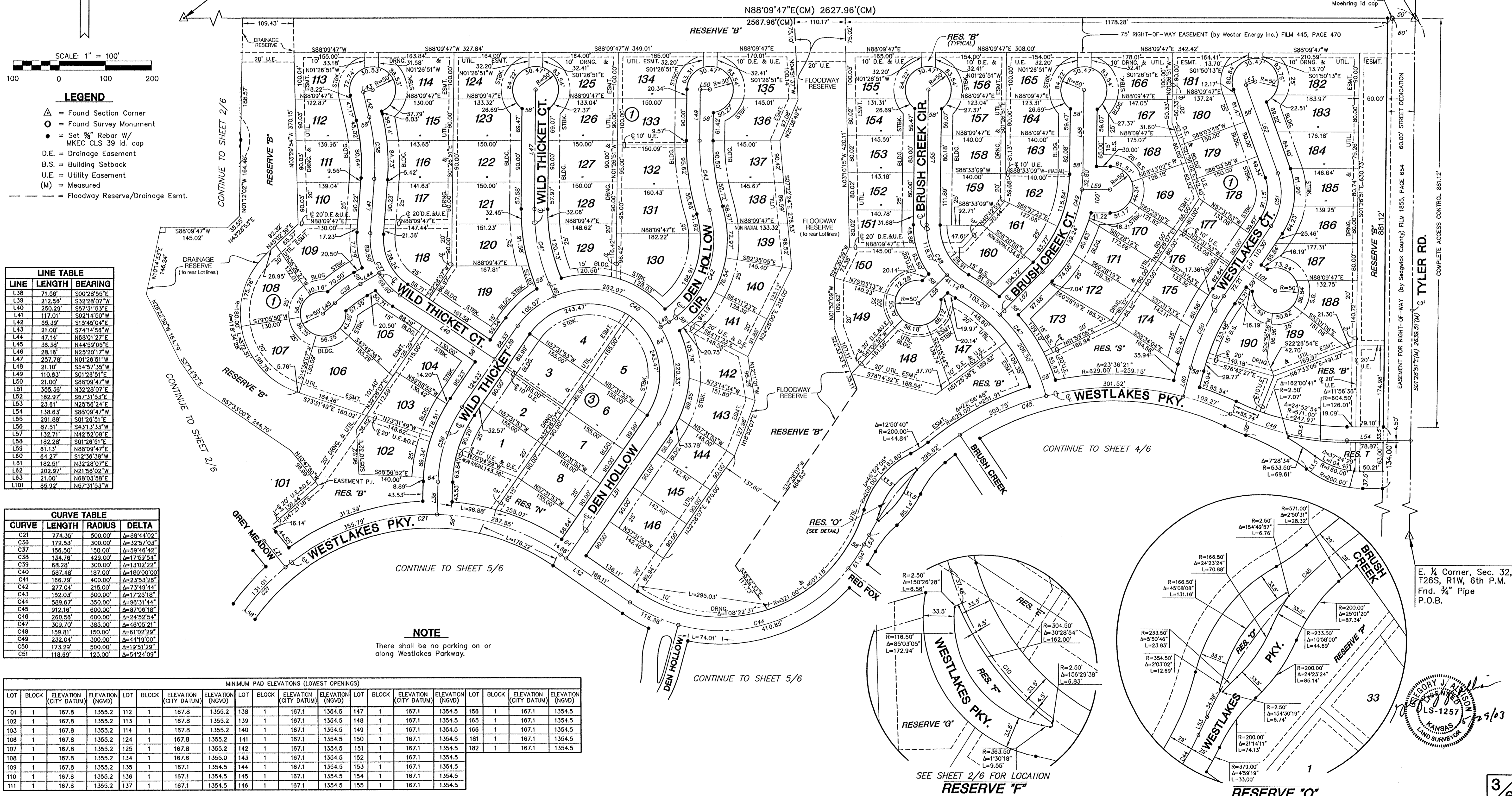
- △ = Found Section Corner
- = Found Survey Monument
- = Set 3/8" Rebar w/ MKEC CLS 39 id. cap
- D.E. = Drainage Easement
- B.S. = Building Setback
- U.E. = Utility Easement
- (M) = Measured
- - - = Floodway Reserve/Drainage Esmt.

LINE	LENGTH	BEARING
L38	71.56'	S00°28'55"E
L39	212.58'	S32°29'07"W
L40	250.29'	S57°31'53"E
L41	117.01'	S02°14'50"W
L42	55.39'	S15°45'04"E
L43	21.00'	S74°14'56"W
L44	47.14'	N58°01'27"E
L45	38.38'	N44°59'09"E
L46	28.18'	N25°20'17"W
L47	257.78'	N01°26'51"W
L48	21.10'	S54°57'35"W
L49	110.83'	S01°28'51"E
L50	21.00'	S88°09'47"W
L51	355.36'	N32°28'07"E
L52	182.97'	S97°31'53"E
L53	23.61'	N25°56'24"E
L54	139.83'	S88°09'47"W
L55	291.88'	S01°28'51"E
L56	87.51'	S43°13'33"W
L57	132.71'	N42°52'08"E
L58	182.28'	S01°28'51"E
L59	61.13'	N88°09'47"E
L60	64.27'	S12°36'38"W
L61	182.91'	N32°28'07"E
L62	202.97'	N21°58'02"W
L63	21.00'	N88°03'58"E
L101	85.92'	N57°31'53"W

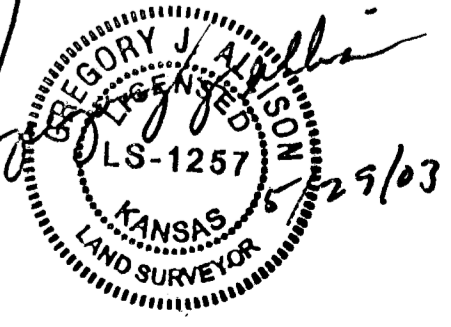
CURVE	LENGTH	RADIUS	DELTA
C21	774.35'	500.00'	Δ=88°44'02"
C36	172.53'	300.00'	Δ=32°57'03"
C37	158.50'	150.00'	Δ=59°46'42"
C38	134.78'	429.00'	Δ=17°59'54"
C39	68.28'	300.00'	Δ=13°02'22"
C40	587.48'	187.00'	Δ=180°00'00"
C41	168.79'	400.00'	Δ=23°53'26"
C42	277.04'	215.00'	Δ=73°49'44"
C43	192.03'	500.00'	Δ=17°23'18"
C44	589.87'	350.00'	Δ=58°51'44"
C45	912.18'	600.00'	Δ=37°06'18"
C46	260.56'	600.00'	Δ=24°52'54"
C47	309.70'	385.00'	Δ=46°05'21"
C48	159.81'	150.00'	Δ=61°02'29"
C49	232.04'	300.00'	Δ=44°19'00"
C50	173.29'	500.00'	Δ=19°51'29"
C51	118.69'	125.00'	Δ=54°24'09"

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)															
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (NGVD)	LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (NGVD)	LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (NGVD)	LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (NGVD)
101	1	167.8	1355.2	112	1	167.8	1355.2	138	1	167.1	1354.5	147	1	167.1	1354.5
102	1	167.8	1355.2	113	1	167.8	1355.2	139	1	167.1	1354.5	148	1	167.1	1354.5
103	1	167.8	1355.2	114	1	167.8	1355.2	140	1	167.1	1354.5	149	1	167.1	1354.5
106	1	167.8	1355.2	124	1	167.8	1355.2	141	1	167.1	1354.5	150	1	167.1	1354.5
107	1	167.8	1355.2	125	1	167.8	1355.2	142	1	167.1	1354.5	151	1	167.1	1354.5
108	1	167.8	1355.2	134	1	167.6	1355.0	143	1	167.1	1354.5	152	1	167.1	1354.5
109	1	167.8	1355.2	135	1	167.1	1354.5	144	1	167.1	1354.5	153	1	167.1	1354.5
110	1	167.8	1355.2	136	1	167.1	1354.5	145	1	167.1	1354.5	154	1	167.1	1354.5
111	1	167.8	1355.2	137	1	167.1	1354.5	146	1	167.1	1354.5	155	1	167.1	1354.5

NOTE
There shall be no parking on or along Westlakes Parkway.



E. 1/4 Corner, Sec. 32,
T26S, R1W, 6th P.M.
Fnd. 3/4" Pipe
P.O.B.



FINAL PLAT

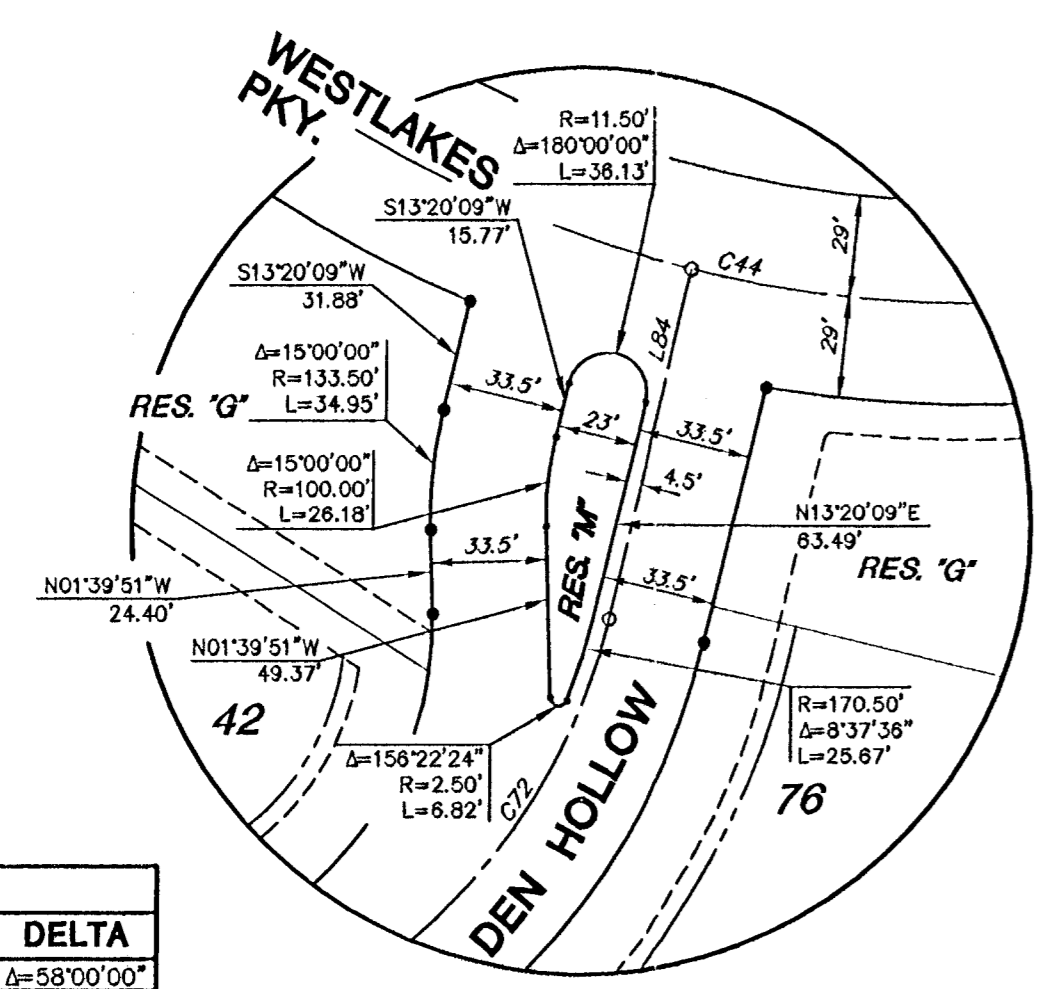
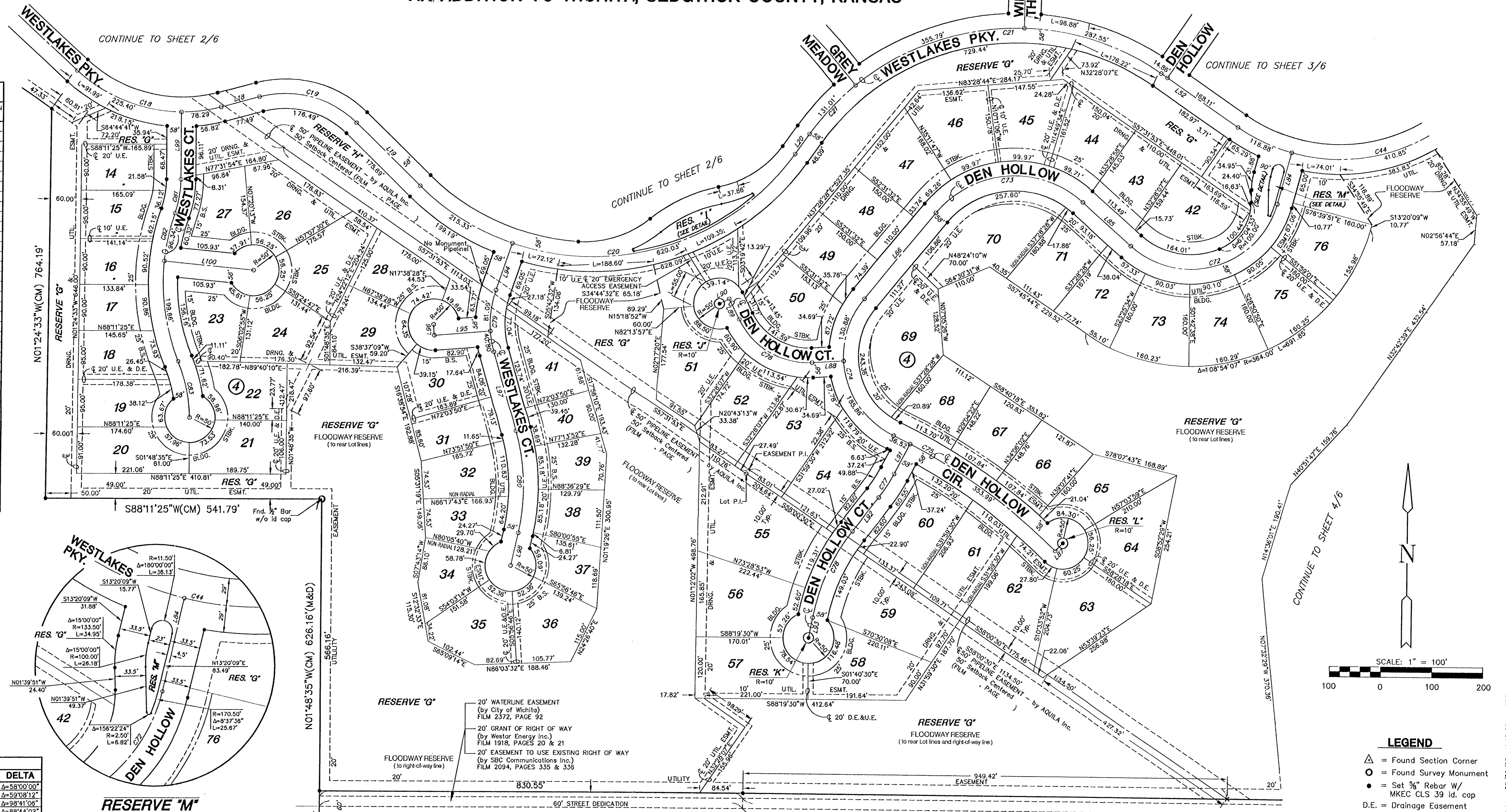
FOX RIDGE ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (NGVD)
21	4	164.9	1352.3
22	4	164.9	1352.3
24	4	164.9	1352.3
29	4	164.9	1352.3
30	4	164.9	1352.3
31	4	164.9	1352.3
32	4	164.9	1352.3
33	4	164.9	1352.3
34	4	164.9	1352.3
35	4	164.9	1352.3
36	4	164.9	1352.3
37	4	164.9	1352.3
38	4	164.9	1352.3
39	4	164.9	1352.3
40	4	164.9	1352.3
41	4	164.9	1352.3
51	4	164.9	1352.3
52	4	164.9	1352.3
55	4	164.9	1352.3
56	4	164.9	1352.3
57	4	164.9	1352.3
58	4	164.9	1352.3
59	4	164.9	1352.3
61	4	164.9	1352.3
62	4	164.9	1352.3
63	4	164.9	1352.3
64	4	164.9	1352.3
65	4	164.9	1352.3
66	4	164.9	1352.3
67	4	164.9	1352.3
68	4	164.9	1352.3
69	4	164.9	1352.3
70	4	164.9	1352.3
71	4	164.9	1352.3
72	4	164.9	1352.3
73	4	164.9	1352.3
74	4	164.9	1352.3
75	4	164.9	1352.3
76	4	164.9	1352.3

LINE	LENGTH	BEARING
L18	77.49'	N73°17'00"E
L19	175.89'	S43°34'48"W
L20	48.09'	S33°44'06"W
L52	182.97'	S57°31'53"E
L84	103.68'	S13°20'09"W
L85	129.22'	N50°13'35"W
L86	218.13'	S37°28'28"W
L87	21.00'	S42°25'03"W
L88	61.62'	N84°37'23"E
L89	45.00'	S28°19'46"E
L90	21.00'	N61°40'15"E
L91	66.60'	N25°30'57"E
L92	82.60'	N36°03'40"E
L93	39.99'	N09°23'39"E
L94	97.23'	S16°58'58"W
L95	110.04'	S83°45'09"W
L96	21.00'	N08°18'55"W
L97	183.19'	S17°56'10"E
L98	65.00'	S10°53'38"W
L99	132.14'	S01°45'55"E
L100	176.79'	N86°13'56"W

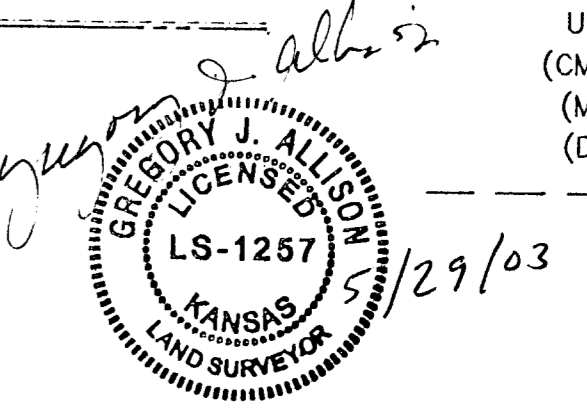
CURVE	LENGTH	RADIUS	DELTA
C18	303.69'	300.00'	Δ=58°00'00"
C19	208.43'	200.00'	Δ=59°08'12"
C20	835.35'	485.00'	Δ=98°41'06"
C21	774.35'	500.00'	Δ=88°14'02"
C44	589.68'	350.00'	Δ=98°31'44"
C72	355.64'	175.00'	Δ=116°28'16"
C73	322.19'	200.00'	Δ=92°17'57"
C74	318.74'	175.00'	Δ=103°42'08"
C75	390.51'	1200.00'	Δ=18°38'44"
C76	175.53'	150.00'	Δ=67°02'51"
C77	55.22'	300.00'	Δ=10°32'43"
C78	186.17'	400.00'	Δ=26°40'01"
C79	121.89'	200.00'	Δ=34°55'08"
C80	201.27'	400.00'	Δ=28°49'47"
C81	87.48'	200.00'	Δ=19°19'57"
C82	298.00'	400.00'	Δ=42°23'56"
C83	114.37'	300.00'	Δ=21°50'33"



SW Corner, Sec. 32, T26S, R1W, 6th P.M.
Fnd. 3/4" Bar w/ yellow id cap (lettering warn off)

S. 1/4 Corner, Sec. 32, T26S, R1W, 6th P.M.
Fnd. 3/4" Bar w/ 1 1/2" Alum. Cap stamped Sedgwick County

NOTE
There shall be no parking on or along Westlakes Parkway.



FINAL PLAT
FOX RIDGE ADDITION
 AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "FOX RIDGE-ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

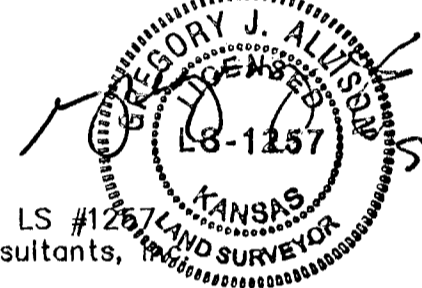
All of the Southeast Quarter of Section 32, Township 26 South, Range 1 West, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; AND ALSO a tract of land lying in the Southwest Quarter, Section 32, Township 26 South, Range 1 West, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said tracts being more particularly described as follows:

BEGINNING at the Southeast corner of said Southeast Quarter; thence along the South line of said Southeast Quarter on a Kansas South Zone Grid Bearing of S88°19'30"W, 2639.27 feet to the Southwest corner of said Southeast Quarter; thence along the South line of said Southwest Quarter, S88°11'25"W, 829.91 feet to a point on the East line of a tract of land as established on Film 1207, Page 248; thence along said East line of said tract of land N01°48'35"W, 626.16 feet to a point on the North line of said tract of land; thence along the North line of said tract of land S88°11'25"W, 541.79 feet; thence N01°24'33"W, 764.19 feet; thence N56°43'00"W, 407.71 feet; thence S88°42'04"W, 926.76 feet to the West line of said Southwest Quarter; thence along the West line of said Southwest Quarter, N01°37'05"W, 997.78 feet to the Northwest corner of said Southwest Quarter; thence along the North line of said Southwest Quarter N88°09'47"E, 2651.32 feet to the Center of Section; thence along the North line of said Southeast Quarter N88°09'47"E, 2627.96 feet to the Northeast corner of said Southeast Quarter; thence along the East line of said Southeast Quarter S01°26'51"E, 2639.51 feet to the POINT OF BEGINNING.

The Sanitary Sewer Easement recorded on Film 1625, Page 2109 lying within the above described property is hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 5th day of May, 2003.

allison
5/5/03



Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Reserves and Streets the same to be known as "FOX RIDGE ADDITION", an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of public utilities, and drainage, as indicated on the accompanying plat are hereby granted to the public. The streets are hereby dedicated to and for the use of the public.

All Reserves are platted for open space, irrigation, landscaping, and monuments; Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", and "T" are platted for berming; Reserves "B", "G", and "R" are platted for lakes; Reserves "B" and "G" are platted for floodways in designated areas; Reserves "B", "C", "D", "E", "G", "N", "P", "R", and "S" are platted for drainage; Reserve "B", "C", "G", "F" and "P" are platted for utilities in designated areas; Reserve "B" is platted for a pool/clubhouse; Reserves "B" is platted for "tot-lots"; Reserves "B", "G", and "R" are platted for recreational open space; Reserves "B", "C", "D", "E", "G", "H", "N", "P", and "S" are platted for sidewalks and or bicycle paths; said Reserves shall be owned and maintained by the homeowners association.

All abutters right of access to or from 29th Street North over and across the South line of "FOX RIDGE ADDITION" is hereby granted to the appropriate governing body. All abutters right of access to or from Maize Road over and across the West line of "FOX RIDGE ADDITION" is hereby granted to the appropriate governing body. All abutters right of access to or from Tyler Road over and across the East line of "FOX RIDGE ADDITION" is hereby granted to the appropriate governing body. There shall be no parking on or along Westlakes Parkway.

Minimum Pad Elevations (Lowest Opening) are as indicated on the accompanying plat.

A drainage plan has been developed for this plat and all drainage easements, right-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 storm water.

The floodway reserve shall be the responsibility of the owner until such time as the appropriate governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvement of the drainage, provided further, that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of a channel or any other work on be carried out without the permission of the appropriate engineer.

FOX RIDGE DEVELOPMENT CO., Inc.
Marv Schellenberg, Manager
 Marv, Schellenberg, Manager

STATE OF KANSAS)
) ss:
 SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 7th day of May, 2003, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Marv Schellenberg, President, Fox Ridge Development Co, Inc., Manager, 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Ann C. Ybarra, Notary Public
 Ann C. Ybarra, Notary Public
 My appointment expires: 9-15-05



LEO M. RINK, REVOCABLE TRUST
 VIVIAN L. RINK, REVOCABLE TRUST

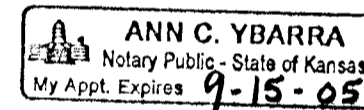
Leo M. Rink, Trustee
 Leo M. Rink, Trustee
 Husband
Vivian L. Rink, Trustee
 Vivian L. Rink, Trustee
 Wife

STATE OF KANSAS)
) ss:
 SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 7th day of May, 2003, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Leo M. Rink and Vivian L. Rink, Husband and Wife, Trustees to Leo M. Rink, Revocable Trust and Vivian L. Rink, Revocable Trust, 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Ann C. Ybarra, Notary Public
 Ann C. Ybarra, Notary Public
 My appointment expires: 9-15-05



We, Emprise Bank, holders of a mortgage on the above described property, do hereby consent to the plat of "FOX RIDGE ADDITION".

EMPRISE BANK
Sam E. Trummel Senior Vice Pres.
 Sam E. Trummel, Sr. Vice President

STATE OF KANSAS)
) ss:
 SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 2nd day of June, 2003, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Sam E. Trummel, Sr. Vice President, 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last written above.

Kellie D. Neill, Notary Public
 Kellie D. Neill, Notary Public
 My appointment expires: 2/5/2006

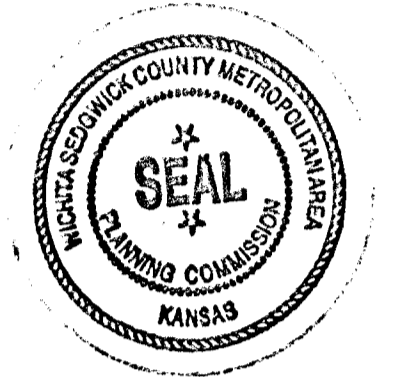


This plat of "FOX RIDGE ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
 Dated this 24th day of April, 2003.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Bernard A. Hentzen, Chair
 Bernard A. Hentzen, Chair

Dale Miller, Secretary
 Dale Miller, Secretary



This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this ___ day of _____, 2003.

At the direction of the City Council.

_____, City Clerk
 Pat Graves, City Clerk

Entered on transfer record this ___ day of _____, 2003.

_____, County Clerk
 Don Brace, County Clerk

STATE OF KANSAS)
) ss:
 SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this ___ day of _____, 2003 at ___ o'clock M; and duly recorded.

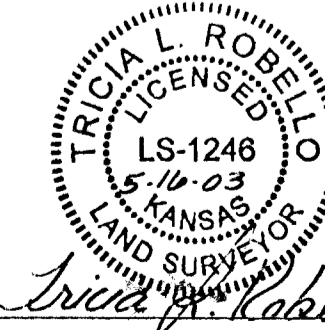
_____, Register of Deeds
 Bill Meek, Register of Deeds

_____, Deputy
 Linda Kizzire, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this 14th day of May, 2003.

Tricia L. Robello, Deputy County Surveyor
 Tricia L. Robello, Deputy County Surveyor

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





Wichita-Sedgwick County Metropolitan Area Planning Department

April 28, 2003

CORRECTION

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2003-07 -- Final Plat of Fox Ridge Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 24, 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 March 28, 2003, in addition to the following revised Item R: "Fox Ridge Parkway" shall be named "Westlakes" or Forest Park", **subject to approval by GIS.**

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 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.

A handwritten signature in black ink that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

March 28, 2003

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2003-07 -- Final Plat of Fox Ridge Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 13, 2003, 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. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted. The final plat shall not be scheduled for City Council review until annexation has occurred.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. **Stormwater Management has advised that the drainage study for this area has been completed. City Engineering has approved the drainage plan.**
- E. **Traffic Engineering** has approved the 58-ft right-of-way width of Fox Ridge Parkway contingent upon no parking which should be denoted on the plat. A guarantee for left turn lanes is needed along Fox Ridge Parkway at the intersections of Den Hollow, Grey Fox, and Brush Creek.
- F. **Traffic Engineering requests a contingent traffic signal at the Fox Ridge Parkway entrance on Maize Road. Left turn lanes are also needed along Tyler and Maize. Traffic calming devices are also requested.**

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T 316.268.4421 F 316.268.4390

www.wichitagov.org

- G. The plat proposes complete access control along the plat's frontage to Maize, 29th St. North, and Tyler. The final plat shall reference the dedication of access controls in the plat's text. **Traffic Engineering and City Fire Department request the extension of Silver Hollow Ct to 29th North through a paved temporary emergency access. Upon construction of the entrances along both Maize and Tyler, the emergency access may be removed.**
- H. The Access Management Regulations require an additional 25-ft x 25-ft corner clip at the intersection of Tyler and 29th St. North which may be platted as a street easement. **This easement has been platted as requested; however it needs to be labeled.**
- I. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all non cul-de-sac streets including the loop streets and on both sides of Fox Ridge Parkway which is functioning as a collector.
- J. The paving guarantee shall include construction of a paved surface for the emergency access easements. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance. Standard gating and signing are required per City Fire Department standards.
- K. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted to have a wetland determination completed.
- L. A site plan shall be submitted with the final plat for the pool/clubhouse included in Reserve U, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- M. 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. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's east, south and west property lines and driving surface for the perimeter streets.
- N. 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.
- O. **City Fire Department** needs to comment on the street length of Den Hollow Ct (1,850 feet) and Den Hollow Cir (1800 feet). The Subdivision Regulations limit urban cul-de-sacs to 800 feet in length unless an emergency access easement is proposed. **A connection needs to be platted between Den Hollow Ct and Fox Ridge Parkway.**

- P. 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.
- Q. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 28-32, Block 1 along Silver Fox Circle. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. *This modification has been approved.*
- R. *GIS* needs to comment on the plat's street names. *Revised street names are requested. The applicant shall meet with GIS to resolve this issue prior to MAPC meeting.*
- S. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City of Wichita.
- T. The recording information for all pipeline easements shall be indicated on the face of the plat.
- U. For the pipeline easement on the property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement. The Subdivision regulations discourage the inclusion of pipeline easements within the perimeter of residential lots. It is recommended that the pipeline crossing the plat be included within a Reserve, or in the alternative a restrictive covenant provided identifying the pipeline easement. *The applicant is working with the Pipeline company to have this easement confined. The applicant shall provide documentation addressing permitted uses in that pipeline easement.*
- V. 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.
- W. The platting 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.
- X. 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.)
- Y. 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.

- Z. 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.
- AA. 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.
- BB. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than one acre 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.
- CC. Perimeter closure computations shall be submitted with the final plat tracing.
- DD. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- EE. 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.**
- FF. 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 when the zoning case is also presented. You will be notified of the date and time of the meeting.

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

STAFF REPORT

(Final Plat Approved 3/27/03; Preliminary Plat Approved 2-13-03)

CASE NUMBER: SUB 2003-07 -- FOX RIDGE ADDITION

OWNER/APPLICANT: Fox Ridge Development Co. Inc., Attn: Marv Schellenberg, 7926 W. 21st, Wichita, KS 67205; Leo M. and Vivian L. Rink, Revocable Trust, 3100 N. Maize Road, Wichita, KS 67205; Curtis W. and Karen S. Rink, 3124 N. Maize Road, Wichita, KS 67205; Ricky D. and Darlene D. Barton, 9926 W. 29th St. N., Wichita, KS 67205; First Mennonite Brethren Church, 8000 W. 21st St., Wichita, KS 67205

SURVEYOR/ENGINEER: MKEC Engineering Consultants, 411 N. Webb Road, Wichita, KS 67206

LOCATION: North side of 29th St. North, between Maize and Tyler

SITE SIZE: 260 acres

NUMBER OF LOTS

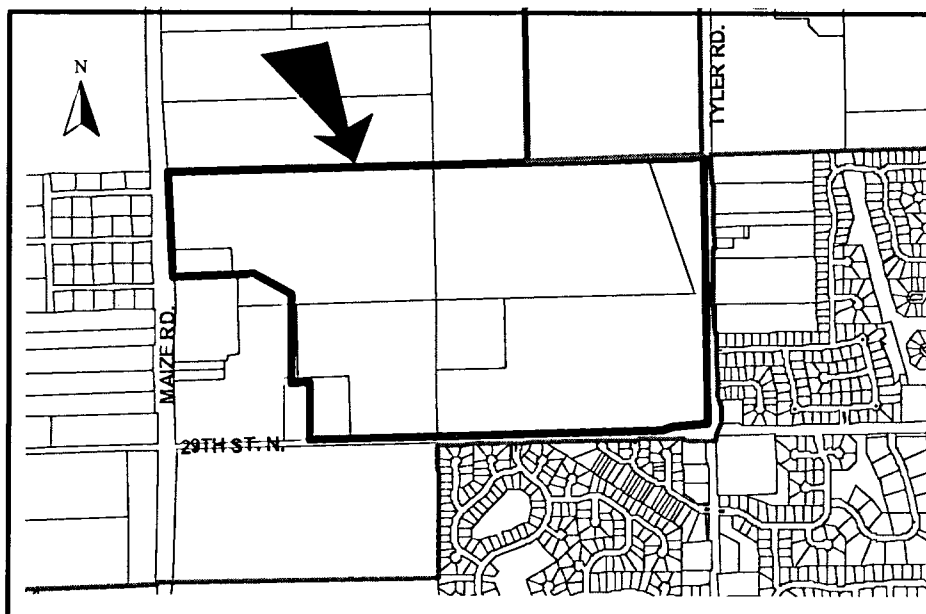
Residential:	390
Office:	
Commercial:	
Industrial:	
Total:	<u>390</u>

MINIMUM LOT AREA: 9,600 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential, LC, Limited Commercial

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family Residential and will be converted to SF-5, Single-Family Residential upon annexation. The Applicant proposes a zone change from LC, Limited Commercial for property in the southeast portion of the plat to SF-5, Single-Family Residential. The site is located within the 100-year floodplain.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted. The final plat shall not be scheduled for City Council review until annexation has occurred.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. **Stormwater Management has advised that the drainage study for this area has been completed. City Engineering has approved the drainage plan.**
- E. **Traffic Engineering** has approved the 58-ft right-of-way width of Fox Ridge Parkway contingent upon no parking which should be denoted on the plat. A guarantee for left turn lanes is needed along Fox Ridge Parkway at the intersections of Den Hollow, Grey Fox, and Brush Creek.
- F. **Traffic Engineering requests a contingent traffic signal at the Fox Ridge Parkway entrance on Maize Road. Left turn lanes are also needed along Tyler and Maize. Traffic calming devices are also requested.**
- G. The plat proposes complete access control along the plat's frontage to Maize, 29th St. North, and Tyler. The final plat shall reference the dedication of access controls in the plat's text. **Traffic Engineering and City Fire Department request the extension of Silver Hollow Ct to 29th North through a paved temporary emergency access. Upon construction of the entrances along both Maize and Tyler, the emergency access may be removed.**
- H. The Access Management Regulations require an additional 25-ft x 25-ft corner clip at the intersection of Tyler and 29th St. North which may be platted as a street easement. **This easement has been platted as requested; however it needs to be labeled.**
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SUB 2003-07 -- Final Plat of FOX RIDGE ADDITION
April 24, 2003 - Page 3

- K. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted to have a wetland determination completed.
- L. A site plan shall be submitted with the final plat for the pool/clubhouse included in Reserve U, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
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SUB 2003-07 -- Final Plat of FOX RIDGE ADDITION

April 24, 2003 - Page 5

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