HARVEST RIDGE ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

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 "HARVEST 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 Lot 1, Block 2, Dugan Industrial Third Addition, Sedgwick County, Kansas described as follows: Beginning at the NE corner of said Lot 1; thence southerly along the east line of said Lot 1, 323.45 feet; thence westerly perpendicular to the east line of said Lot 1, 424.98 feet to a point on the west line of said Lot 1; thence northerly along the west line of said Lot 1, 319.47 feet to the NW corner of said Lot 1; thence easterly along the north line of said Lot 1, 425.00 feet to the point of beginning, TOGETHER with that part of the SE ¼ of Sec. 7, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at the NW corner of Lot 1, Block 2, in said Dugan Industrial Third Addition; thence southerly along the west line of said Lot 1, 319.47 feet; thence westerly perpendicular to the east line of said SE ¼, 205.02 feet; thence southerly parallel with the east line of said SE ¼, 598.39 feet; thence southwesterly with a deflection angle to the right of 31°17'00", 309.23 feet; thence southerly with a deflection angle to the left of 31°17'00" and parallel with the east line of said SE ¼, 389.57 feet, more or less, to a point on the northwesterly right-of-way line of State Highway K-42; thence southwesterly along said northwesterly right-of-way line, 372.29 feet, more or less, to a point 170.00 feet normally distant east of the west line of the SE ¼ of said SE ¼; thence northerly parallel with the west line of the SE ¼ of said SE ¼, 447.66 feet to a point on the north line of the SE ¼ of said SE ¼; thence westerly along the north line of the SE ¼ of said SE ¼ and along the north line of the SW ¼ of said SE ¼, 603.28 feet to the SE corner of Lot 1, Block A, St. Peter the Apostle Catholic Church 2nd Addition, Sedgwick County, Kansas; thence northerly along the east line of said Lot 1, 530.19 feet to the NE corner of said Lot 1; thence westerly along the north line of said Lot 1, 910.33 feet to the NW corner of said Lot 1, said NW corner being on the west line of said SE ¼; thence northerly along the west line of said SE ¼, 788.63 feet to the NW corner of said SE ¼; thence easterly along the north line of said SE ¼, 2249.48 feet to the point of beginning, all being subject to Condemnation Case 95C-186.

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

Baughman Company, P.A.

Michael C. Conrey, Surveyor

Final tracing received 6-13-03 lfz

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 "HARVEST 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 easements are hereby granted as indicated for drainage purposes. The utility and pedestrian access easement is hereby granted as indicated for the construction and maintenance of all public utilities and for pedestrian access to or from Lot 1, Block A, St. Peter the Apostle Catholic Church 2nd Addition and no fences or other obstructions shall be constructed or placed on or within this easement. The drainage and pedestrian access easement is hereby granted as indicated for drainage purposes and for pedestrian access to or from Reserve "A" and no fences or other obstructions shall be constructed or placed on or within this easement. 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" 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. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. Reserve "A" is hereby reserved for lakes, open space, landscaping, sidewalks, berms, drainage purposes, and utilities as confined to easements. Reserve "A" shall be owned and maintained by the homeowners association for the addition. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

KicK'N Development Corporation

Paul E. Kelsey, President

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 28 day of May, 2003, by Paul E. Kelsey, President of KicK'N Development Corporation, on behalf of the corporation.

Danielle K. Reichenberger, Notary Public

My App't. Exp. 6/11/05

DANIELLE K. REICHENBERGER
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 6/11/05

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

Legacy Bank

Steve Gegen, VP
(Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 23 day of May, 2003 by Steve Gegen, Vice President (Title) of Legacy Bank, on behalf of the bank.

Danielle K. Reichenberger, Notary Public

My App't. Exp. 6/11/05

DANIELLE K. REICHENBERGER
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 6/11/05

This plat of "HARVEST 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____day of_____, 2003.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, 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____day of_____, 2003.

At the direction of the City Council

_____, _____
(Title)

_____, City Clerk
Pat Graves

Reviewed in accordance with K.S.A. 58-2005 on this____day of_____, 2003.

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

Entered on transfer record this____day of_____, 2003.

_____, 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_____, 2003 at____o'clock__M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

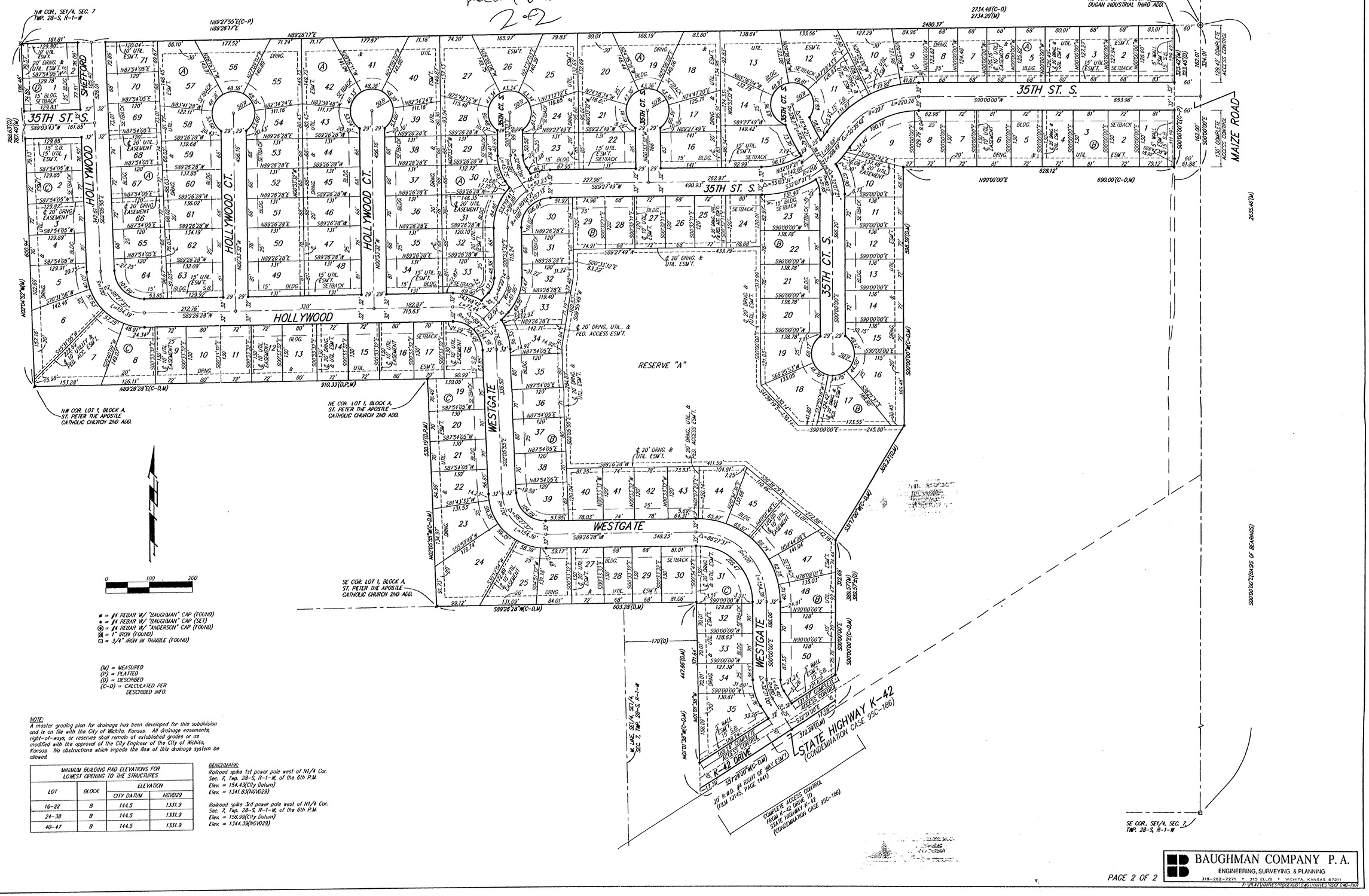
BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

P:\PLAT\HARVEST RIDGE ADD\DWG\HARVEST RIDGE 0.DWG-1000

HARVEST RIDGE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

final tracing
received 6-13-03
2 of 2



- ● = ½ REBAR W/ "BAUGHMAN" CAP (FOUND)
- ○ = ½ REBAR W/ "BAUGHMAN" CAP (SET)
- ⊙ = ½ REBAR W/ "ANDERSON" CAP (FOUND)
- ⊠ = 1" IRON (FOUND)
- ⊡ = 3/4" IRON IN THIMBLE (FOUND)

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

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.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		CITY DATUM	NGVD29
16-22	B	144.5	1331.9
24-38	B	144.5	1331.9
40-47	B	144.5	1331.9

BENCHMARK:
Railroad spike 1st power pole west of N1/4 Cor. Sec. 7, Twp. 28-S, R-1-W, of the 6th P.M.
Elev. = 154.43(City Datum)
Elev. = 1341.83(NGVD29)

Railroad spike 3rd power pole west of N1/4 Cor. Sec. 7, Twp. 28-S, R-1-W, of the 6th P.M.
Elev. = 156.99(City Datum)
Elev. = 1344.39(NGVD29)

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

P:\PLAT\HARVESTRIDGE\ADD\D.WG\HARVESTRIDGE.DWG-Model

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 6, 2003

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

RE: SUB 2002-126 -- Final Plat of Harvest Ridge Addition

At the regular meeting of the Metropolitan Area Planning Commission on February 6, 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 31, 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 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. (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

Copies to: Paul Kelsey, Kick'N Development, 716 N. 119th Street, Ste. 112, Wichita, KS 67212
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 31, 2003

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

RE: SUB 2002-126 -- Final Plat of Harvest Ridge Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 30, 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. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted. ***An annexation request has been submitted.***

B. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.

C. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. ***City Engineering advises that the water line needs to be sized appropriately.***

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

E. ***The drainage plan is approved. An off-site drainage easement is needed. A letter from KDOT is requested regarding approval of storm sewer construction.***

F. ***Traffic Engineering has requested a petition for left turn lanes.***

G. 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 streets.

H. 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.

I. 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.

J. 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.

K. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

L. ***Hollywood needs to be revised to Westgate for the segment extending from K-42 Drive to the 35th Street intersection.***

M. **County Surveying** has requested that section corner descriptions be corrected.

N. 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.

O. 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.

P. 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.)

Q. 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.

R. 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.

S. 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.

T. 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.

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

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

W. 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 requests additional easements.***

X. 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, February 6, 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: Paul Kelsey, Kick'N Development, 716 N. 119th Street, Ste. 112, Wichita, KS 67212
Kevin Holman, 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. 2-2
FEBRUARY 6, 2003

STAFF REPORT
(FINAL PLAT APPROVED 1/30/03; OVERALLPRELIMINARY PLAT APPROVED 12/12/03)

CASE NUMBER: SUB 2002-126 -- HARVEST RIDGE ADDITION

OWNER/APPLICANT: Kick'N Development; Attn: Paul Kelsey, 716 N. 119th St., Suite 112, Wichita, KS 67212

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

LOCATION: West side of Maize Road, South side of 31st St. South

SITE SIZE: 55.6 acres

NUMBER OF LOTS

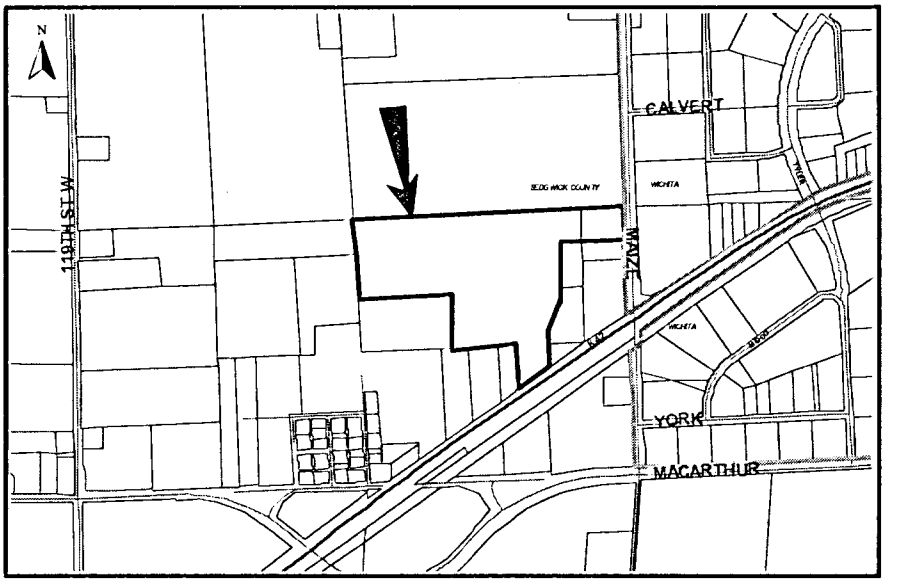
Residential:	158
Office:	
Commercial:	
Industrial:	
Total:	**158**

MINIMUM LOT AREA: 7,200 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential; LI, Limited Industrial

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The Applicant proposes a zone change (ZON 2003-03) from LI, Limited Industrial to SF-5, Single-Family Residential for a portion of the site abutting Maize Road. This final plat consists of the south portion of the overall preliminary plat approved for the site and represents the first phase of development.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted. ***An annexation request has been submitted.***

B. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.

C. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. ***City Engineering advises that the water line needs to be sized appropriately.***

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

E. ***The drainage plan is approved. An off-site drainage easement is needed. A letter from KDOT is requested regarding approval of storm sewer construction.***

F. ***Traffic Engineering has requested a petition for left turn lanes.***

G. 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 streets.

H. 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.

I. 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.

J. 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.

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

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

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