final tracing
Record 7-3-01
1 of 2

NORTHRIDGE HEIGHTS

SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "NORTHRIDGE HEIGHTS", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The E1/2 of the S.E.1/4 of Sec. 7, TWP. 26S, R-2E of the 6th P.M., Sedgwick County, Kansas, EXCEPT A tract of land in the S.E. 1/4 of Sec. 7, TWP. 26S, R-2E of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the S.E. Cor. of said SE1/4; FIRST COURSE, thence on an assumed bearing of N00°40'49"W along the east line of said SE1/4, a distance of 250.97 feet; SECOND COURSE, thence S89°19'11"W a distance of 40.00 feet; THIRD COURSE, thence S00°40'49"E a distance of 85.00 feet; FOURTH COURSE, thence S83°57'08"W a distance of 223.66 feet; FIFTH COURSE, thence S89°15'11"W a distance of 840.00 feet; SIXTH COURSE, thence S83°58'31"W a distance of 217.43 feet to the west line of the E1/2 of said SE1/4; SEVENTH COURSE, thence S00°46'00"E along said west line, a distance of 125.08 feet to the south line of said SE1/4; EIGHTH COURSE, thence N89°15'54"E along said south line, a distance of 1318.98 feet to the point of beginning. AND EXCEPT, A tract of land in the SE1/4 of Sec. 7, TWP. 26S, R-2E of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point on the east line of said SE1/4, said point located a distance of 250.97 feet north of the S.E. Cor. of said SE1/4 and said east line having an assumed bearing of N00°40'49"W; FIRST COURSE, thence S89°19'11"W a distance of 40.00 feet; SECOND COURSE, thence S00°40'49"E a distance of 85.00 feet; THIRD COURSE, thence S83°57'08"W a distance of 223.66 feet; FOURTH COURSE, thence S89°15'11"W a distance of 840.00 feet; FIFTH COURSE, thence S83°58'31"W a distance of 217.43 feet to a point on the west line of the E1/2 of said SE1/4, said point located a distance of 125.08 feet north of the S.W. Cor. of said E1/2; SIXTH COURSE, thence N00°46'00"W along said west line, a distance of 80.00 feet; SEVENTH COURSE, thence N88°20'53"E a distance of 316.58 feet; EIGHTH COURSE, thence N62°41'17"E a distance of 111.80 feet; NINTH COURSE, thence N89°11'41"E a distance of 398.66 feet; TENTH COURSE, thence S01°03'13"E a distance of 45.00 feet; ELEVENTH COURSE; thence N88°44'47"E a distance of 198.57 feet; TWELFTH COURSE; thence N60°26'01"E a distance of 224.30 feet; THIRTEENTH COURSE, thence N80°41'23"E a distance of 69.70 feet; FOURTEENTH COURSE, thence N89°19'11"E a distance of 40.00 feet to the east line of said SE1/4; FIFTEENTH COURSE, thence S00°40'49"E along said east line, a distance of 85.00 feet to the point of beginning.

Savoy, Ruggles & Bohm, P.A.

Date 7 JUNE 2001

MARK A. SAVOY REGISTERED LS-788 7 JUNE 01 KANSAS LAND SURVEYOR

Mark A. Savoy, RLS #788 — Surveyor

Know all men by these presents that We, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, a Block and Streets to be known as "NORTHRIDGE HEIGHTS", Sedgwick County, Kansas. The Streets are hereby dedicated to and for the use of the public. The drainage and utility easements are hereby granted as indicated for drainage and utility purposes. The drainage easements are hereby granted for drainage purposes. A drainage plan has been developed for this plat and all drainage easements, and rights-of-way shall remain at established grades or as modified with the approval of the County Engineer, and unobstructed to allow for the conveyance of stormwater. Minimum building pad elevations are as shown on the face of the plat. The Floodway Reserve Easements are hereby granted for floodway purposes, and shall be the responsibility of the owners of Lots 2, 7, 8, 9, 10, 13, and 14, Block A, until such time as the governing body excercising jurisdiction elects to assume the responsibility for maintenance and improvement of drainage, provided further that no structure shall be constructed on or within said Floodway Reserve Easement, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Engineer of the appropriate governing body. Access Controls are hereby granted to the appropriate governing body (as indicated on the face of the plat). The contigent street dedication is hereby dedicated to and for the use of the public, contingent upon the dedication of the extended street right-of-way on the adjacent property.

Harley J. Voth

Vernon E. Galyardt

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 7th day of June 2001, by Harley J. Voth and Vernon E. Galyardt.

Linda S. Hamby — Notary Public

My App't. Exp. 10-30-03

LINDA S. HAMBY NOTARY PUBLIC STATE OF KANSAS

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "NORTHRIDGE HEIGHTS", Sedgwick County, Kansas.

Suburban West State Bank

Mark Fourez, Vice President

State of Kansas)
Sedgwick County) SS

MICHELLE D. HOULE NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. _____

The foregoing instrument acknowledged before me, this ____ day of _____ 2001, by _____, _____ of Suburban West State Bank, on behalf of the Bank.

My App't. Exp _____

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

Dated this ____ day of _____ 2000.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
Francis S. Garofalo

_____ Secretary
Marvin S. Krout

Need City Council Sig. Block

State of Kansas)
Sedgwick County) SS

This plat approved and all dedications shown hereon, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on on this ____ day of _____ 2001.

Christine
_____ Chair
Carolyn McGinn

_____ County Clerk
Don Brace

Entered on transfer record this ____ day of _____ , 2001.

_____ County Clerk
Don Brace

Reviewed in accordance with K.S.A. 58-2005 on this 25th day of June, 2001.

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

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 _____ 2001, at ____ o'clock ____ M: and is duly recorded.

_____ Register of Deeds
Bill Meek

_____ Deputy
Linda Kizzire

SHEET 2 OF 2

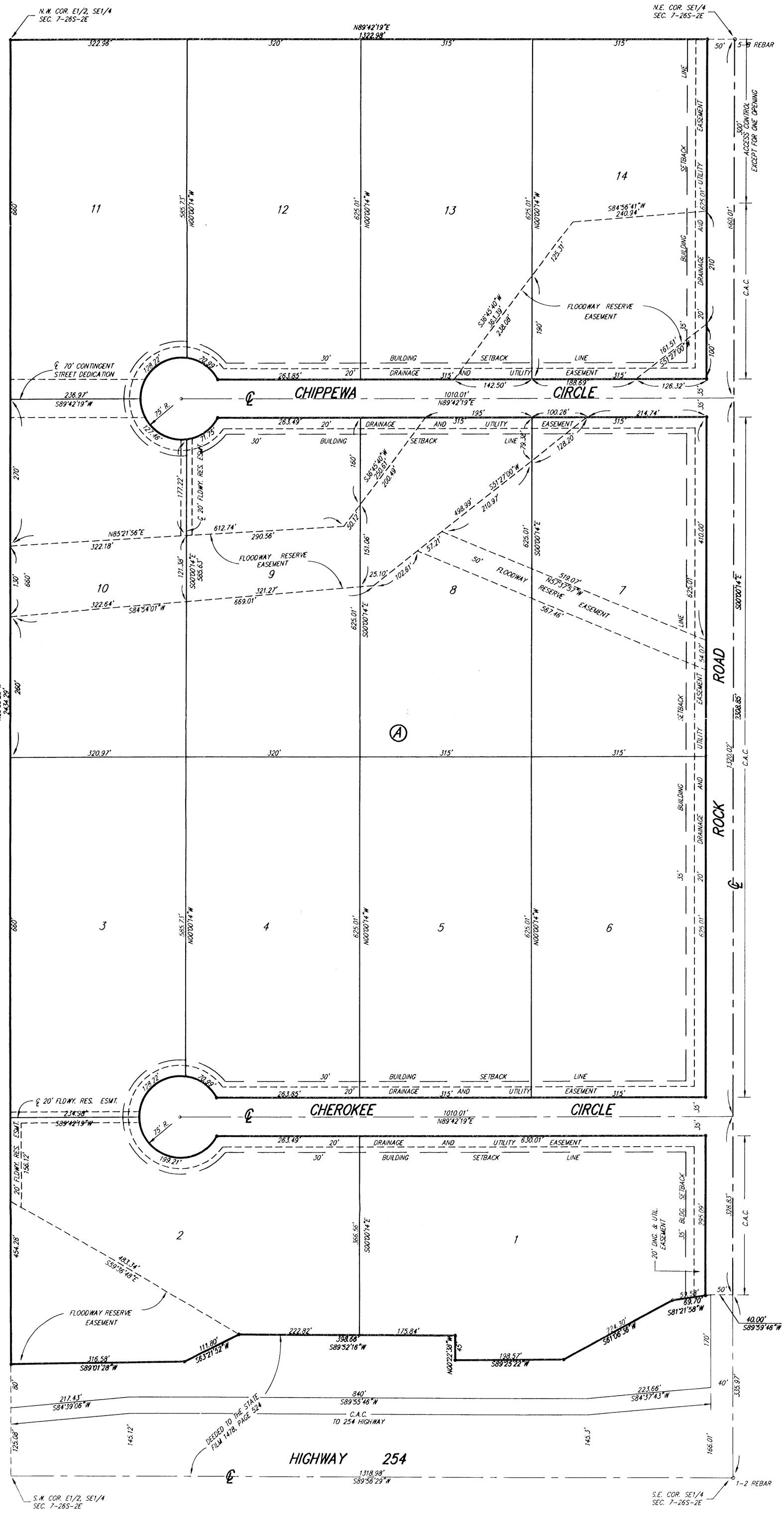
DWG FILE: 01500P-R.C.
PROJECT NO. 99101500P

SRB
924 NORTH MAIN
WICHITA, KANSAS 67203
http://www.feist.com/~srb
316-264-8008
FAX 264-4621
E-mail: srb@feist.com
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

final tracing
received 7-3-01
1 of 2

NORTHRIDGE HEIGHTS

SEDGWICK COUNTY, KANSAS



MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (N.G.V.D.)
A	10	1405
A	9	1409
A	8	1412
A	7, 13	1413
A	14	1415

BENCH MARK:
U.S.G.S. STD. TABLET "TT 38 WB - 1939"
32' S. & 35' W. OF S.E. COR.
SEC. 18, TWP. 26S, R-2-E
ELEV.=1407.00 (NGVD)

SRB

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

SHEET 1 OF 2

DWG FILE: 01500P-R.C.
PROJECT NO. 99I01500P

SRB
924 NORTH MAIN
WICHITA, KANSAS 67203
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ENGINEERING & SURVEYING

WICHITA — SEDGWICK COUNTY

W SC

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

February 25, 2000

Mark Savoy
Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: S/D 99-79 -- Final Plat of NORTHRIDGE HEIGHTS ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on February 24, 2000, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 18, 2000.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

February 18, 2000

Mark Savoy
Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: S/D 99-79 -- Final Plat of NORTHRIDGE HEIGHTS ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 17, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact the Environmental Health Division of the **Health Department** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. ***Standard soil testing is required.***

B. The site is currently served by a Rural Water District. The applicant shall contact the water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district regarding any requirements.

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

D. **County Engineering** needs to comment on the status of the applicant's drainage plan. ***The boundaries of the Floodway Reserves need to be revised. Drainage easements located at the northwest corner of Lot 2, Block A, and in Lots 7,8,9,10, Block A need to be denoted as Floodway Reserve easements. Minimum building pad should be referenced in the plattor's text. The location and elevation of benchmarks are required.***

E. The MAPC certification shall be revised to reference "Northridge Heights".

F. **County Engineering** should comment on the access controls. Complete access control has been dedicated along the site's frontage to K-254. One opening has been platted along Rock Road. ***The access controls are approved.***

G. 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.

H. The Applicant shall provide a guarantee for the installation of the interior streets. The streets shall be constructed to a 36-foot rock road suburban standard.

I. **County Fire** needs to comment on the acceptability of the proposed street names. ***The street names are acceptable.***

J. A contingent dedication of right-of-way should be platted for Chippewa extending to the west line of the plat to provide potential street connection to the adjoining unplatted property.

As requested, the right-of-way dedication has been platted.

K. 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.

L. 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.)

M. 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.

N. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

O. 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.

P. 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.

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

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

S. 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.

T. 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 Release 13 version of 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 methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 24, 2000, at 1:00 p.m.

If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Harley Voth, Route 2, Box 6, Howard, KS 67349
Vernon Galyardt, 8325 E. 6125 Street North, Wichita, KS 67226
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-1
February 24, 2000

STAFF REPORT
(Final Plat Approved 2/17/2000; Preliminary Plat Approved 12/2/99)

CASE NUMBER: S/D 99-79 -- NORTHRIDGE HEIGHTS ADDITION

OWNER/APPLICANT: Vernon Galyardt, 8325 E. 61st St. North, Wichita, KS 67226; Harley Voth, Rt. 2, Box 6, Howard, KS 67349

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: Northwest corner of US 254 (61st St. North) and Rock Road

SITE SIZE: 72.65 Acres

NUMBER OF LOTS

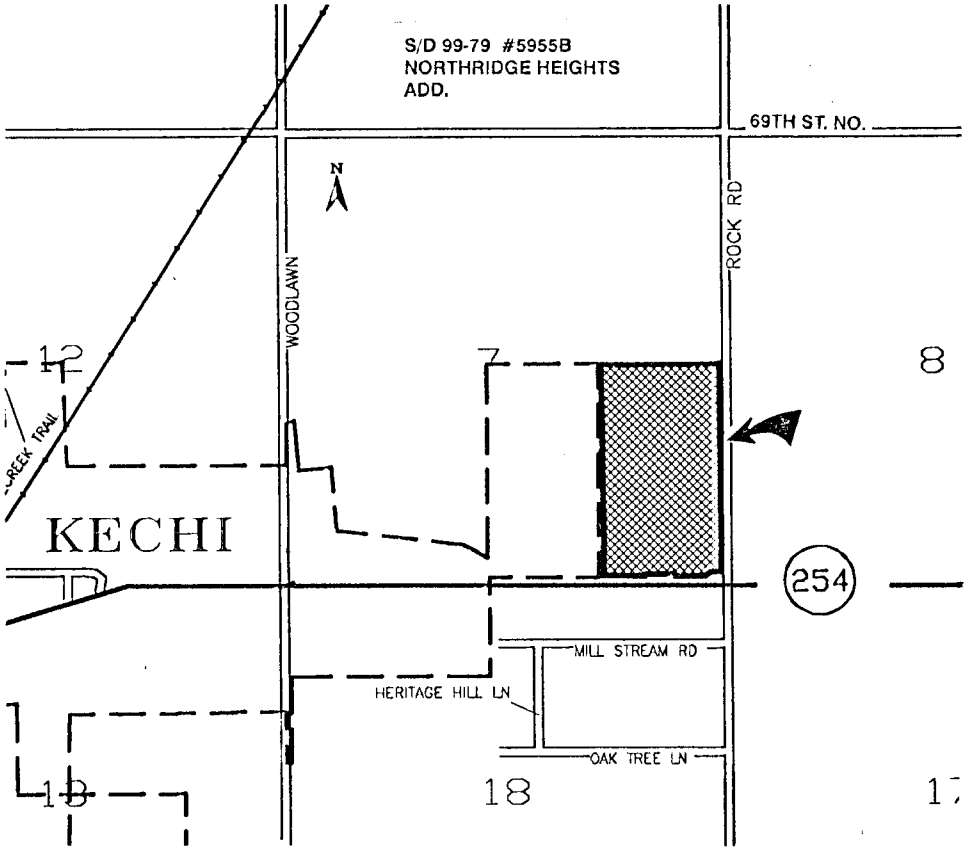
Residential:	14
Office:	
Commercial:	
Industrial:	
Total:	14

MINIMUM LOT AREA: 4.52 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: The site is located in the County within three miles of Wichita's city limits in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. The site is located in the Kechi Area of Influence. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. The site is located within a 100-year floodplain.

STAFF COMMENTS:

A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact the Environmental Health Division of the **Health Department** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. ***Standard soil testing is required.***

B. The site is currently served by a Rural Water District. The applicant shall contact the water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district regarding any requirements.

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

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E. The MAPC certification shall be revised to reference "Northridge Heights".

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M. 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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P. 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.

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

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

S. 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.

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