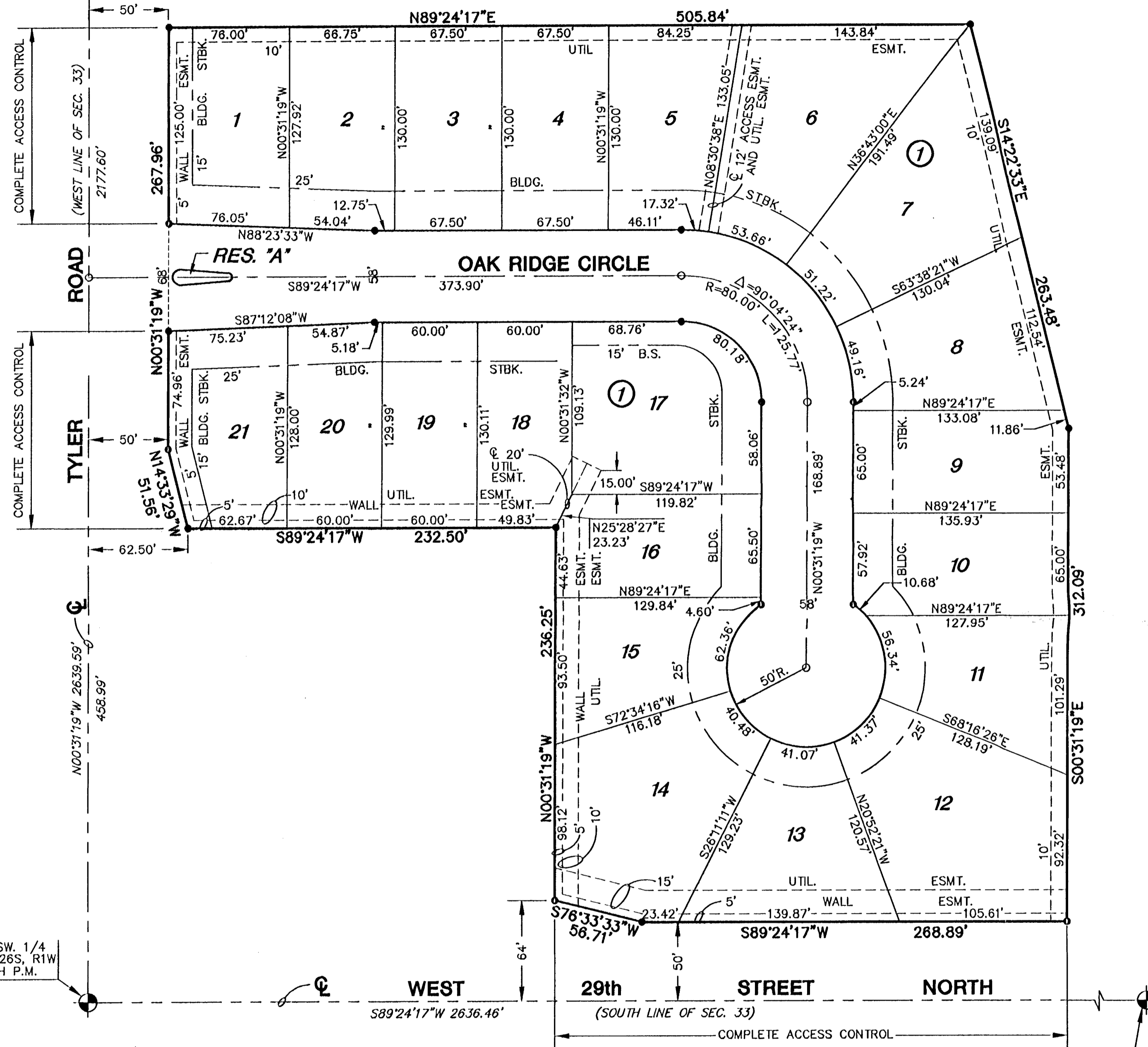


FINAL PLAT

OAK RIDGE THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

NW COR. SW. 1/4
SEC. 33, T26S, R1W
OF THE 6TH P.M.



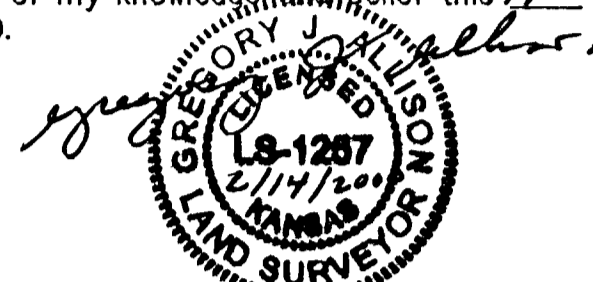
SW COR. SW. 1/4
SEC. 33, T26S, R1W
OF THE 6TH P.M.

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 "OAK RIDGE THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas, into lots, a block, and a street the same being accurately set forth in the accompanying plat and described herein:

A replat of Lots 2-14, Block 1 "OAK RIDGE SECOND ADDITION", an addition to Wichita, Sedgwick County, Kansas.

All Lots, Blocks, Easements, Streets, and Building Setbacks found within the above described property are 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 14th day of February, 2000.



Gregory J. Allison, R.L. #1257
MKEC Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, a block, and a street the same to be known as "OAK RIDGE THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of, public utilities and drainage, are hereby granted to the public. The wall easement is platted for the construction and maintenance of a private wall. Utilities may cross the wall easement. All abutters right of access to or from Tyler Road over and across the East line of "OAK RIDGE THIRD ADDITION," are hereby granted to the public as indicated on the face of the plat, and also, all abutters right of access to or from 29th Street North over and across the South line of "OAK RIDGE THIRD ADDITION," are hereby granted to the public as indicated on the face of the plat. Reserve "A" is platted for open space, landscaping, lighting, irrigation, median, and entry monuments. A drainage plan has been developed for the plat and all drainage easements, and rights-of-way, or reserves shall remain at established grades or a modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

FREEDOM DEVELOPMENT, INC.

J.V. Van Allen, President
J.V. VanAllen, President

STATE OF KANSAS)
SEDGWICK COUNTY) ss:

BE IT REMEMBERED, that on this 14th day of February, 2000, before me a notary public in and for said County and State, came J.V. VanAllen, President, Freedom Development, Inc., 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 TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year last above written.

Ann C. Ybarra
Notary Public

My commission expires: 9-15-2001



We, The First National Bank at Wellington, holders of a mortgage on the above described property, do hereby consent to the plat of "OAK RIDGE THIRD ADDITION".

The First National Bank at Wellington

Eldon D. Lawless, Exec. Vice Pres.

STATE OF KANSAS)
SUMNER COUNTY) ss:

BE IT REMEMBERED, that on this 14th day of February, 2000, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Eldon D. Lawless, Exec. Vice Pres. First Nat. Bank, 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.

Teresa A. Bertrand
Notary Public

My commission expires: 7/15/02



This plat of "OAK RIDGE THIRD ADDITION", 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 PLANNING COMMISSION

_____, Chairman
Francis S. Garofalo

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2000.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 2000.

_____, County Clerk
James Alford

STATE OF KANSAS)
SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 2000.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

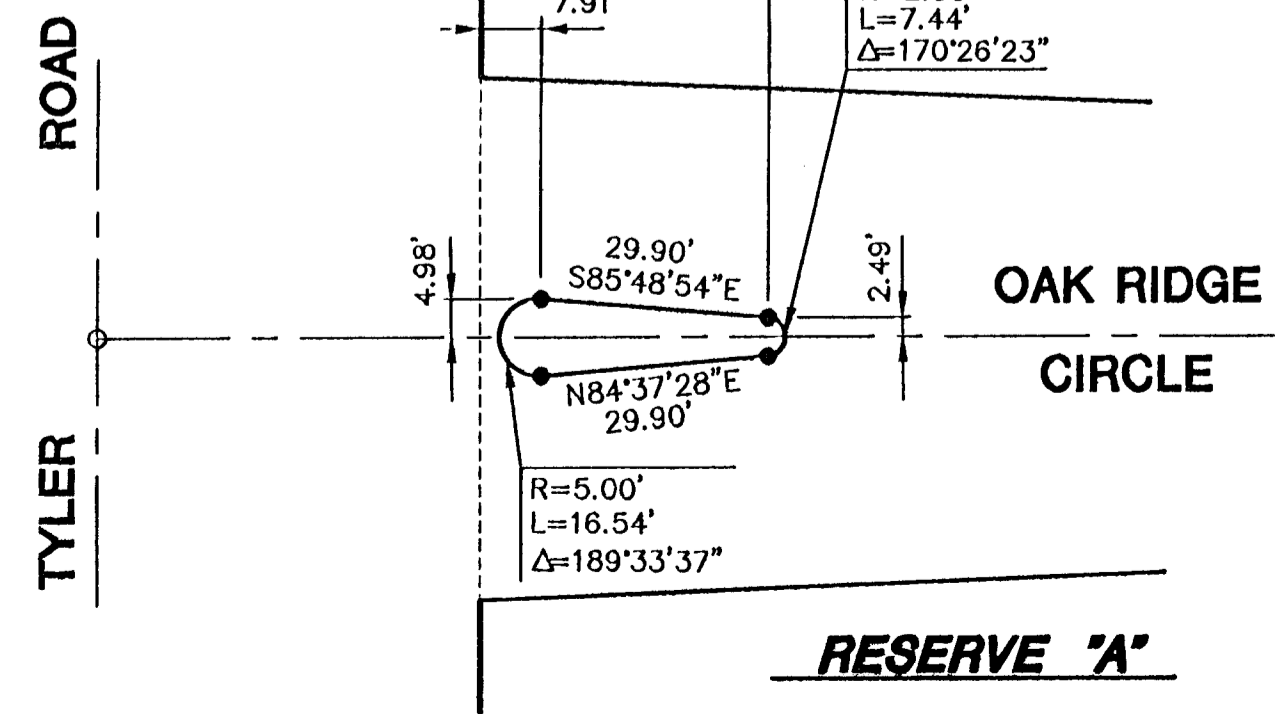
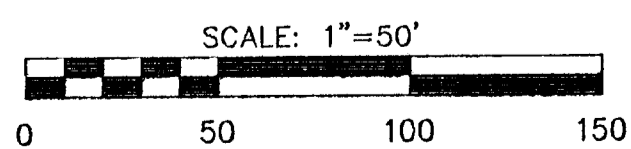
Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2000.

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

final tracing received 3-1-00

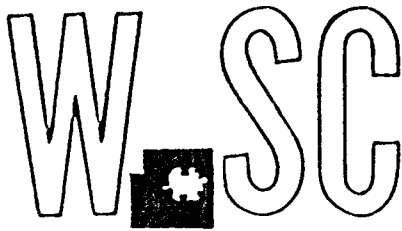
LEGEND

- = IRON SET
- B.S. = BUILDING SETBACK



SE COR. SW. 1/4
SEC. 33, T26S, R1W
OF THE 6TH P.M.

WICHITA — 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

January 13, 2000

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

RE: S/D 99-91 -- One-Step Final Plat of OAK RIDGE THIRD ADDITION

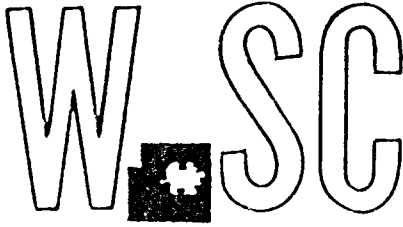
At the regular meeting of the Metropolitan Area Planning Commission on January 13, 2000, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of January 7, 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 and 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.



WICHITA — 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

January 7, 2000

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

RE: S/D 99-91 -- One-Step Final Plat of OAK RIDGE THIRD ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 6, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. Petitions have previously been submitted for paving, drainage, sewer and water improvements for the Oak Ridge 2nd Addition. **City Engineering has requested a respread agreement for special assessments due to the lot reconfiguration.**
- 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.**
- D. 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.
- E. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves which are not being replatted by this Addition, a restrictive covenant shall be submitted which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- F. The County Surveyor requests the closure of all of the lots.

G. The tie point at the northwest corner of the plat should read "SW ¼".

H. The legal description appears to be incomplete.

I. The street right-of-way dimensions need to be added at the taper to the section lines.

J. The distance from the tie points to the property needs to be denoted.

K. 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.

L. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.

M. 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.

N. 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.)

O. 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.

P. 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.

Q. 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.

R. 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.

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

- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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. *KGE has requested additional easements.*
- V. 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 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, January 13, 2000, at 12:45 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: Freedom Development, Inc., 1377 N. Clearwater Road, Clearwater, KS
67026
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

STAFF REPORT
(One-Step Final Plat Approved 1/06/2000)

CASE NUMBER: S/D 99-91 - OAK RIDGE 3RD ADDITION

OWNER/APPLICANT: Freedom Development, Inc., 1377 N. Clearwater, KS 67026

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: North side of 29th St. North, East side of Tyler

SITE SIZE: 5.81 Acres

NUMBER OF LOTS

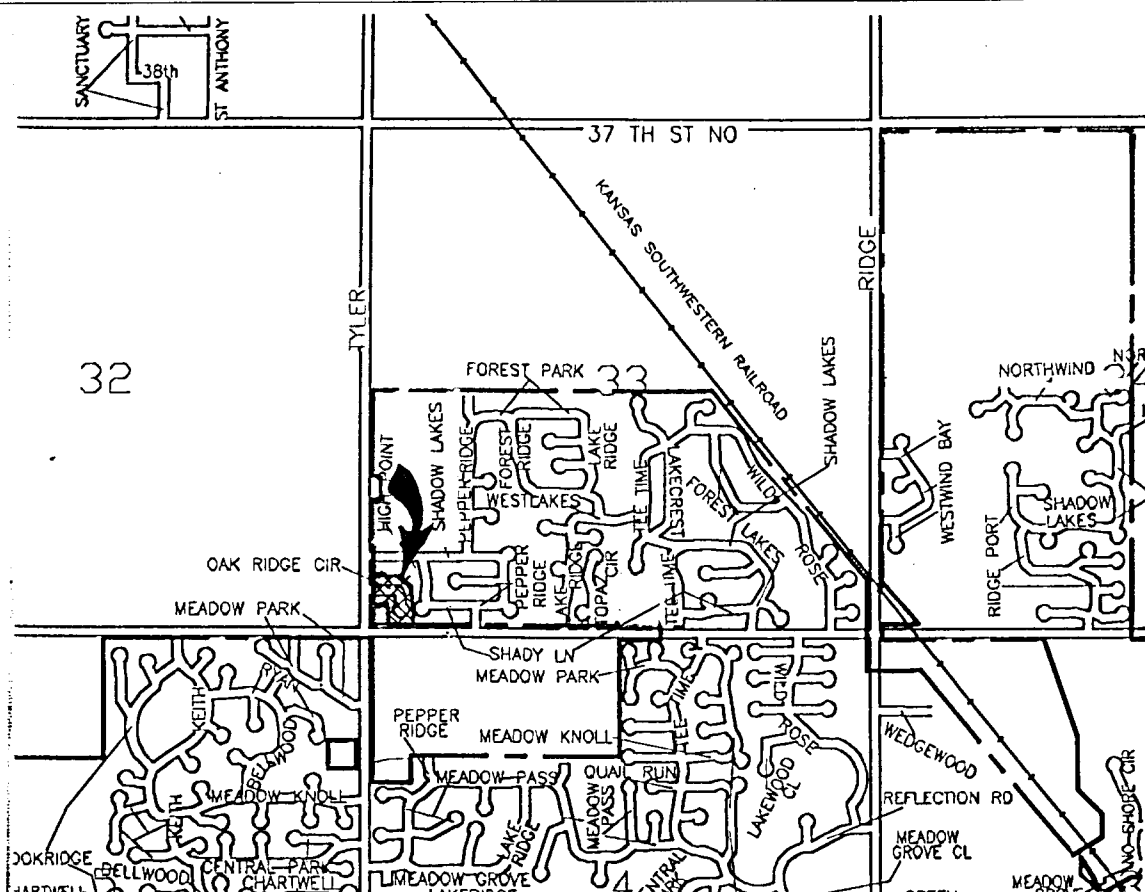
Residential:	21
Office:	
Commercial:	
Industrial:	
Total:	21

MINIMUM LOT AREA: 7,740 Sq. Ft.

CURRENT ZONING: TF-3, Two-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of a portion of the Oak Ridge 2nd Addition which increases the number of lots from 13 to 21. The street layout has remained the same. The Applicant is proposing single-family residential development.

STAFF COMMENTS:

- A. Petitions have previously been submitted for paving, drainage, sewer and water improvements for the Oak Ridge 2nd Addition. **City Engineering has requested a respread agreement for special assessments due to the lot reconfiguration.**
- 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.**
- D. 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.
- E. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves which are not being replatted by this Addition, a restrictive covenant shall be submitted which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- F. The County Surveyor requests the closure of all of the lots.
- G. The tie point at the northwest corner of the plat should read "SW ¼".
- H. The legal description appears to be incomplete.
- I. The street right-of-way dimensions need to be added at the taper to the section lines.
- J. The distance from the tie points to the property needs to be denoted.
- K. 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.
- L. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- M. 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.

- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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. ***KGE has requested additional easements.***
- V. 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.