RIDGE PORT 4TH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

final tracing received 3-1-00

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 "RIDGE PORT 4TH ADDITION", to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 1 through 18, inclusive, Block 3, and Lots 1 through 14, inclusive, Block 2, all of Reserves "A" and "B", and that part of Reserve "C" lying between Lots 8 and 9 in said Block 3, together with all of Westwind Bay and Westwind Bay Courts lying between said Lots, all as platted in Ridge Port Addition, Wichita, Sedgwick County, Kansas.

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

All being situated in the SW1/4 of Sec. 34, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael D. Conrey 2-8-2000, Surveyor
Michael G. Conrey

MICHAEL G. CONREY REGISTERED LS-977 KANSAS LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "RIDGE PORT 4TH 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, utility, and pedestrian access easement is hereby granted as indicated for drainage purposes, for the construction and maintenance of all public utilities, and for pedestrian access purposes to or from Reserve "C", Ridge Port Addition, and no fences or other obstructions shall be constructed or placed on or within this easement. 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. Reserves "A" and "B" are hereby reserved for entry monuments, landscaping, streets, and utilities. Reserves "A" and "B" shall be owned and maintained by the homeowners association for the addition. All abutters rights of access to or from Ridge Road over and across the west line of Lots 1, 3, 4, and 9, Block A, and Lots 1, 2, 13, and 14, Block B, are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Ridge Port Development, LLC, a Kansas limited liability company

Kevin M. Mullen, Member
Kevin M. Mullen, President
Ritchie Development Corporation

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 18th day of February, 2000, by Kevin M. Mullen, President of Ritchie Development Corporation, as Member of Ridge Port Development, LLC, a Kansas limited liability company, on behalf of the company.

DIANE M. STALBAUM State of Kansas My Appt. Exp 2/18/2003

Diane M. Stalbaum, Notary Public
DIANE M. STALBAUM

My App't. Exp. 2/18/2003

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "RIDGE PORT 4TH ADDITION", Wichita, Sedgwick County, Kansas.

Intrust Bank, N.A.

Gary D. Schmitt, Senior V.P.
GARY D. SCHMITT (Title)

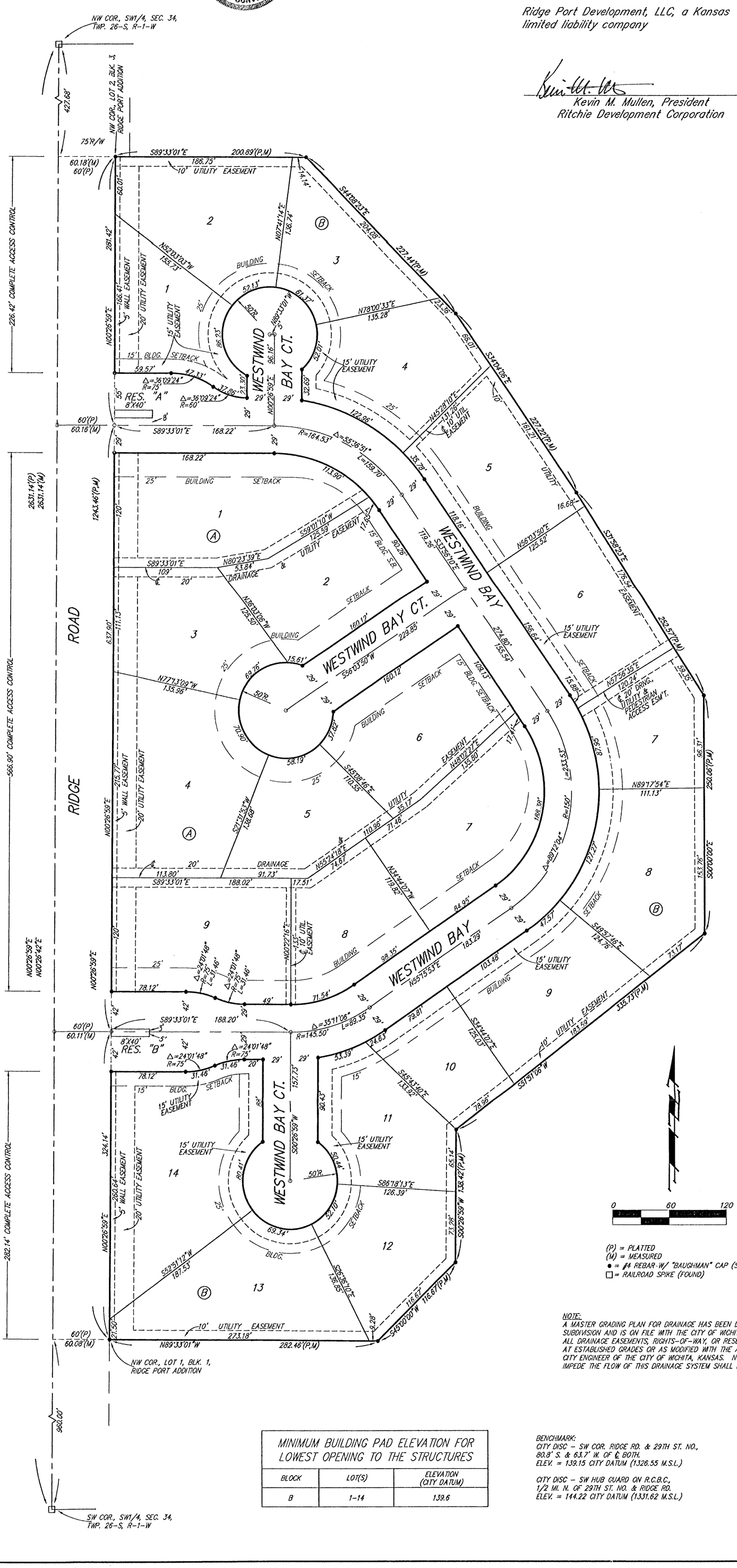
State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 22nd day of February, 2000, by Gary D. Schmitt, Senior V. President (Title) of Intrust Bank, N.A., on behalf of the bank.

April Fatula, Notary Public
APRIL FATULA

My App't. Exp. Nov 18 2000

APRIL FATULA Notary Public - State of Kansas My Appt. Expires



This plat of "RIDGE PORT 4TH ADDITION", to 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 _____, ____.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Francis S. Garofalo

_____, Secretary
Marvin S. Krout

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

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

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

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

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

_____, County Clerk
James Alford

(P) = PLATTED
(M) = MEASURED
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
□ = RAILROAD SPIKE (FOUND)

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 _____, 2000, at ____ o'clock ____ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES		
BLOCK	LOT(S)	ELEVATION (CITY DATUM)
B	1-14	139.6

BENCHMARK:
CITY DISC - SW COR. RIDGE RD. & 29TH ST. NO., 80.8' S. & 63.7' W. OF ℄ BOTH.
ELEV. = 139.15 CITY DATUM (1326.55 M.S.L.)

CITY DISC - SW HUB GUARD ON R.C.B.C., 1/2 MI. N. OF 29TH ST. NO. & RIDGE RD.
ELEV. = 144.22 CITY DATUM (1331.62 M.S.L.)

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

F:\PLAT\RIDGE PORT 4TH ADDITION\DWG\RDGPRT4F.DWG-MCC

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

January 13, 2000

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

RE: S/D 99-93 -- One-Step Final Plat of RIDGE PORT FOURTH 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.

Made with Recycled Paper

WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
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January 7, 2000

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

RE: S/D 99-93 -- One-Step Final Plat of RIDGE PORT FOURTH ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 6, 2000, 1999, 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 Ridge Port Addition. ***City Engineering requests 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. The plat has indicated complete access control along the site's frontage to Ridge Road. The access controls shall be referenced in the plattor's text.

F. 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.

G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

H. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

I. The year "1999" shall be replaced with "2000" on the plattor's text.

J. Distances from the tie points to the property shall be denoted.

K. 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.

L. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

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

N. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

O. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

P. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

Q. The owner of the subdivision should 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.

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

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

T. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. ***KGE has requested additional easements.***

U. 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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Ridgeport Development, LLC, C/O Kevin Mullen, 8100 E. 22nd Street No., Bldg. 100, Wichita, KS 67226
RRGNL, LLC, C/O Jay Russell, 12602 W. 13th Street, Wichita, KS 67211
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

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7
January 6, 2000

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-93 - RIDGE PORT 4TH ADDITION

OWNER/APPLICANT: Ridgeport Development, L.L.C., Attn: Kevin Mullen, 8100 E. 22nd St. North, Building 100, Wichita, KS 67226; RRGNL, L.L.C., Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235

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

LOCATION: East side of Ridge Road, North of 29th St. North

SITE SIZE: 10.62 Acres

NUMBER OF LOTS

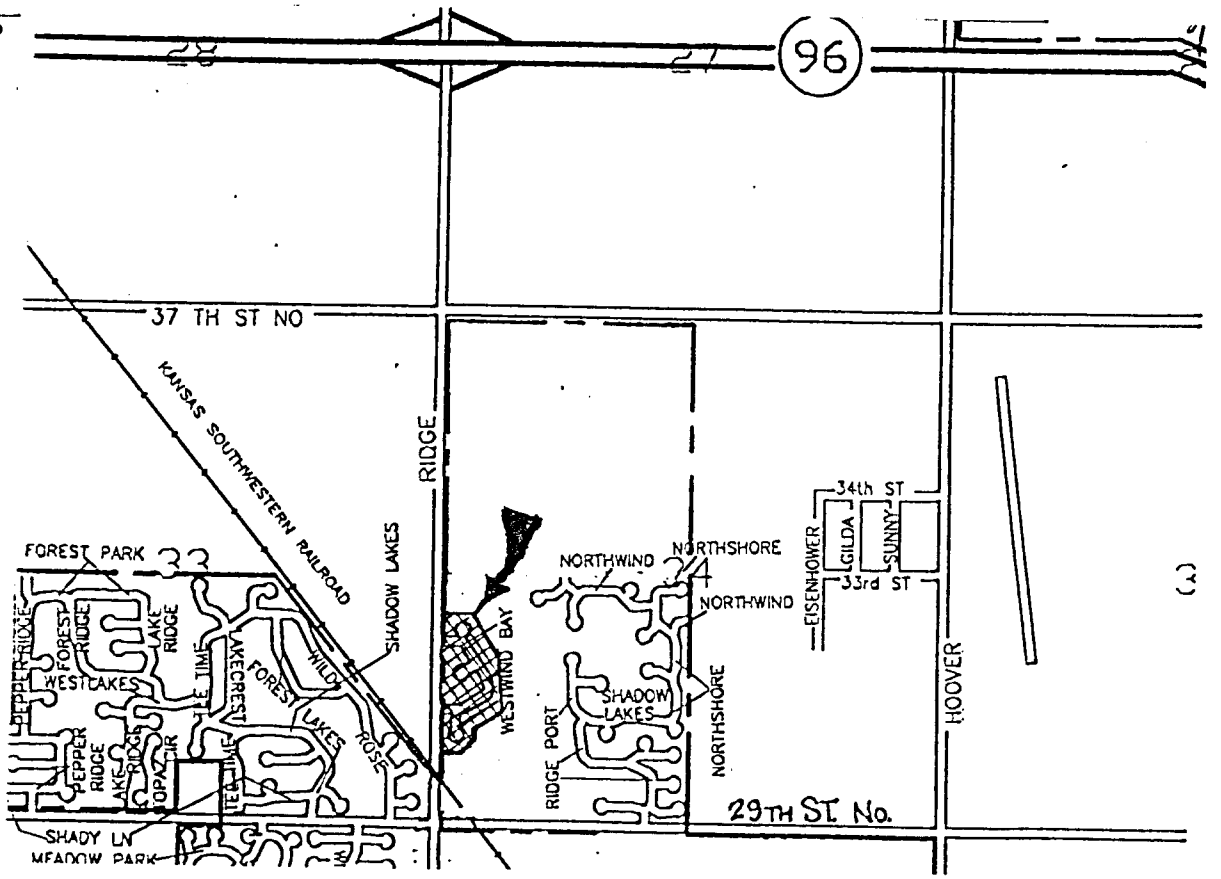
Residential:	23
Office:	
Commercial:	
Industrial:	
Total:	23

MINIMUM LOT AREA: 11,688 Sq. Ft.

CURRENT ZONING: TF-3, Two-Family Residential (with Conditional Use for triplex and four-plex units)

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of a portion of the Ridge Port Addition. The lot configuration contains nine fewer lots; the street layout remains the same. This site has also been approved for a Conditional Use (CU-554) to permit multi-family residential development. The replat is in conformance with the approved site plan for the Conditional Use.

STAFF COMMENTS:

A. Petitions have previously been submitted for paving, drainage, sewer and water improvements for the Ridge Port Addition. City Engineering needs to indicate the need for 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.

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. The plat has indicated complete access control along the site's frontage to Ridge Road. The access controls shall be referenced in the plattor's text.

F. 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.

G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

H. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

I. The year "1999" shall be replaced with "2000" on the plattor's text.

J. Distances from the tie points to the property shall be denoted.

K. 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.

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M. 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.)

N. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

O. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

P. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

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T. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.

U. 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.