THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4/3/97 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4-4-97

FINAL PLAT

FINAL PLAT

OAK RIDGE SECOND ADDITION

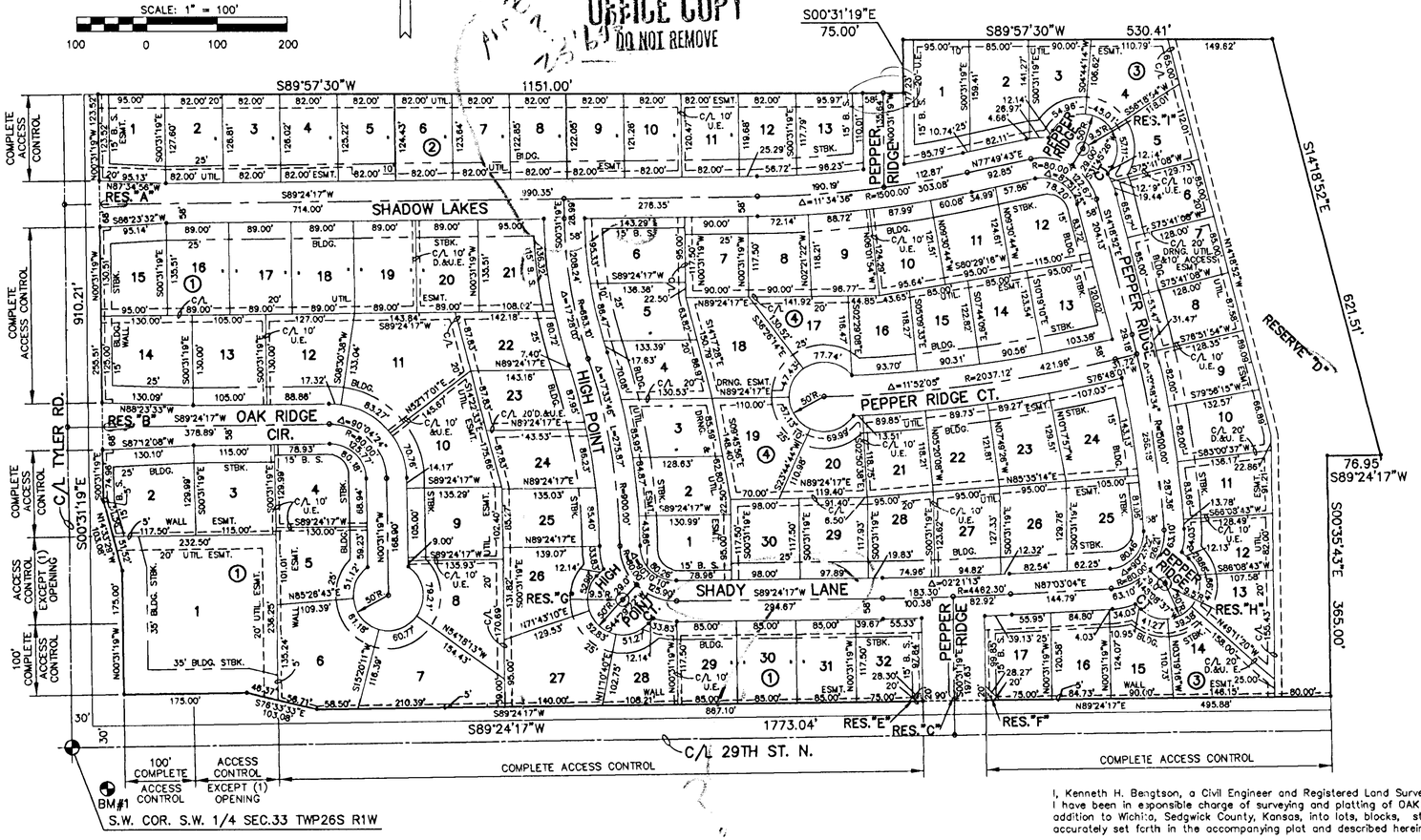
AN ADDITION TO SEDGWICK COUNTY, KANSAS

LEGEND
• = I.P.
B.S. = BUILDING SETBACK
U.E. = UTILITY EASEMENT
D.&U.E. = DRAINAGE & UTILITY EASEMENT

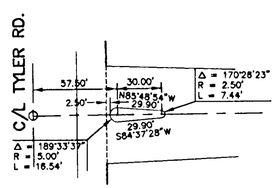
SCALE: 1" = 100'
100 0 100 200

N

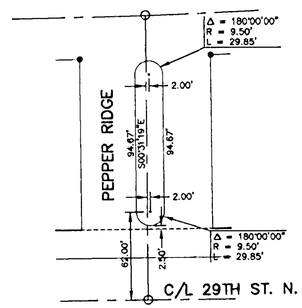
OFFICE COPY
DO NOT REMOVE



10' Util. Esmt & B.S.L.E



RESERVE A & B



RESERVE C

Lot	Block	Min. Pad Elev. (City Datum)	Min. Pad Elev. (USGS Datum)
4	3	158.4	1345.8
5	3	159.3	1346.7
6	3	158.2	1345.6
7	3	159.3	1346.7
8	3	159.5	1346.9
9	3	158.9	1346.3
10	3	159.0	1346.4
11	3	160.4	1347.8
12	3	162.0	1349.4
13	3	163.9	1351.3
14	3	164.1	1351.5

BENCHMARKS

BM#1 SE COR. INTERSECTION. 32.3' SOUTH & 30' EAST OF CTR. LINE BOTH. 55.5' EAST OF PP, 9.2' SE OF PP 43.2' SE OF IRON AT SECTION CORNER. ELEV. = 178.04

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do ereby certify that I have been in esponsible charge of surveying and platting of OAK RIDGE SECOND ADDITION, an addition to Wichita, Sedgwick County, Kansas, into lots, blocks, streets, and reserves the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southwest Quarter, Section 33, Township 26 South, Range 1 West of the 6TH P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point lying 30 feet East of the West line and 30 feet North of the South line of said Southwest Quarter; thence N 00° 31' 19" W, 910.21 feet parallel with said West line to a point on the North line of General Warranty Deed found on film 1645, Page 1709; thence N 89° 57' 30" E, 1171.00 feet along said North line of General Warranty Deed; thence N 00° 31' 19" W, 75.00 feet; thence N 89° 57' 30" E, 530.41 feet to a point on the centerline of a 150 foot K. G. & E. Easement; thence S 14° 18' 52" E, 621.51 feet along said centerline to a point on the North line of NORTHWEST SUBSTATION ADDITION, an addition to Wichita, Sedgwick County, Kansas; thence S 89° 24' 17" W, 76.95 feet along the North line to the Northwest corner of said addition; thence S 00° 35' 43" E, 365.00 feet along the West line of said addition to a point lying 30 feet North of said South line of said Southwest Quarter; thence S 89° 24' 17" W, 1773.04 feet parallel with said South line to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1997.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas 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 Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, blocks, streets and reserves the same to be known as "OAK RIDGE SECOND ADDITION", an addition to Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, are hereby granted to the public.

Reserves A, B, C, E, and F are platted for open space, landscaping, lighting, irrigation, median, and entry monuments. Reserve D is platted for construction and maintenance of public drainage and lakes. Reserve D is also platted for open space, landscaping, irrigation, and recreation. Reserves G, H, and I are platted for open space, landscaping, lighting, irrigation, and monuments. The 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 OAK RIDGE SECOND ADDITION, are hereby granted to the governing body, provided however, Lot 1, Block 1 shall have access to 29th Street North at one location as determined by the City Engineer. All abutters right of access to or from Tyler Road over and across the West line of OAK RIDGE SECOND ADDITION are hereby granted to the governing body, provided however, Lot 1, Block 1 shall have access to Tyler Road at one location as determined by the City Engineer.

The 10' Access Easment located in Lots 6 and 7, Block 3 is hereby granted to and for the use of the public, and shall not be obstructed.

The wall easement is platted for the construction and maintenance of a privatewall, utilities may cross the wall easement.

Minimum pad elevations (Lowest opening) are as indicated on the accompanying plat.

FREEDOM DEVELOPMENT, INC.

_____
J.V. VanAllen, President

We, Woodard Children College Trust, aka Woodard Grandchildren College Trust, an Irrevocable Trust under Trust Indenture, holders of a mortgage on the above decribed property, do hereby consent to the plat of "OAK RIDGE SECOND ADDITION"

Woodard Children College Trust, aka Woodard Grandchildren College Trust, an Irrevocable Trust under Trust Indenture.

_____

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1997, before me the undersigned, a Notary Public in and for the County and State aforesaid, came _____, Woodard Children College Trust, aka Woodard Grandchildren College Trust, an Irrevocable Trust under Trust Indenture, 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.

_____
Notary Public

My appointment expires: _____

This plat of "OAK RIDGE SECOND ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1997.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

Susan Osborne-Howes, Chairman

_____, 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 _____, 1997.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1997.

_____, County Clerk
James Alford

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 _____, 1997.

_____, Register of Deeds
Larry Consolver

_____, Deputy
Michael D. Hurtt

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

April 14, 1997

FILE COPY

Mid Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, Ks 67206

Re: S/D 97-17 - OAK RIDGE 2ND ADDITION (Preliminary Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 10, 1997, 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 April 4, 1997.

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 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.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:lfb

cc: Freedom Development, Inc., 1377 N. Clearwater Rd., Clearwater, KS 67026;
Mike Lindebak, City Engineer

– 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

FILE COPY

April 4, 1997

Mid Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, Ks 67206

Re: S/D 97-17 - OAK RIDGE 2ND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 3, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Prior to this plat being scheduled for City Council review, this site shall have been annexed to Wichita. Upon annexation, the lot sizes, being platted will be acceptable. (Annexation has been requested and should be completed shortly.)

B. Also, prior to this plat being scheduled for City Council review, the applicant shall request a zone change to an appropriate residential classification (SF-6, TF-3, etc.) for those residential lots being platted in areas presently involving "LC" zoning (lots adjacent to Oak Ridge Court). If zoning is not changed, street right-of-way, paving, and other improvements would have to be based on "LC" zoning.

C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

D. The applicant shall guarantee the extension of City water to serve the lots being platted.

E. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks along one side of each non-cul-de-sac street including Pepper Ridge out to 29th Street North and north into the adjacent site (Forest Lakes West plat).

F. Per policy, paving will need to be provided from Lakeridge to Pepper Ridge along 29th, and from 29th to Oak Ridge Court on Tyler. (The City and County have projects to pave Tyler south of 29th in 1997 or 1998.)

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

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. This covenant shall also provide for the lot/homeowners' association to maintain the "parking strip" located between this plat's south and west property lines and the driving surfaces for 29th Street North and Tyler.

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 a method similar to special assessments.

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. Prior to this plat being released for recording, proof shall be provided that the site is in the ownership of the party shown on this final plat. The platting binder indicates that the site is presently in another party's ownership.

L. The platting binder also notes a drainage easement and KG&E easement potentially located on this site. The applicant needs to verify if these easements are located on the site, and consequently, need to be shown on the plat or that they are off-site, have been released or are covered by other appropriate easements now being platted.

M. On the final plat tracing, the MAPC chairman signature block shall be amended to indicate John C. Frye.

N. On the final plat tracing, the terminus of Pepper Ridge at the north line of this plat shall be shown as a dashed line rather than a solid line.

O. On the final plat tracing, the legend shall note that the dot symbol is for "Iron", "Iron Set" or "Iron Placed" rather than just I.P.

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 316-729-0102) 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

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

V. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

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, April 10, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:lfb

Enclosure: Marked Copy of plat

cc: Freedom Development, Inc., 1377 N. Clearwater Rd., Clearwater, KS 67026;
Mike Lindebak, City Engineer

AGENDA ITEM NO. 3-9

METROPOLITAN AREA PLANNING COMMISSION

3227
3230

April 10, 1997

STAFF REPORT

(Final Plat, Approved 4/3/97, Preliminary Plat Approved 3/6/97)

CASE NUMBER: S/D 97-17 - OAK RIDGE 2ND ADDITION

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

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

LOCATION: North of 29TH Street North and East of Tyler.

SITE SIZE: 37.8 Acres

NUMBER OF LOTS

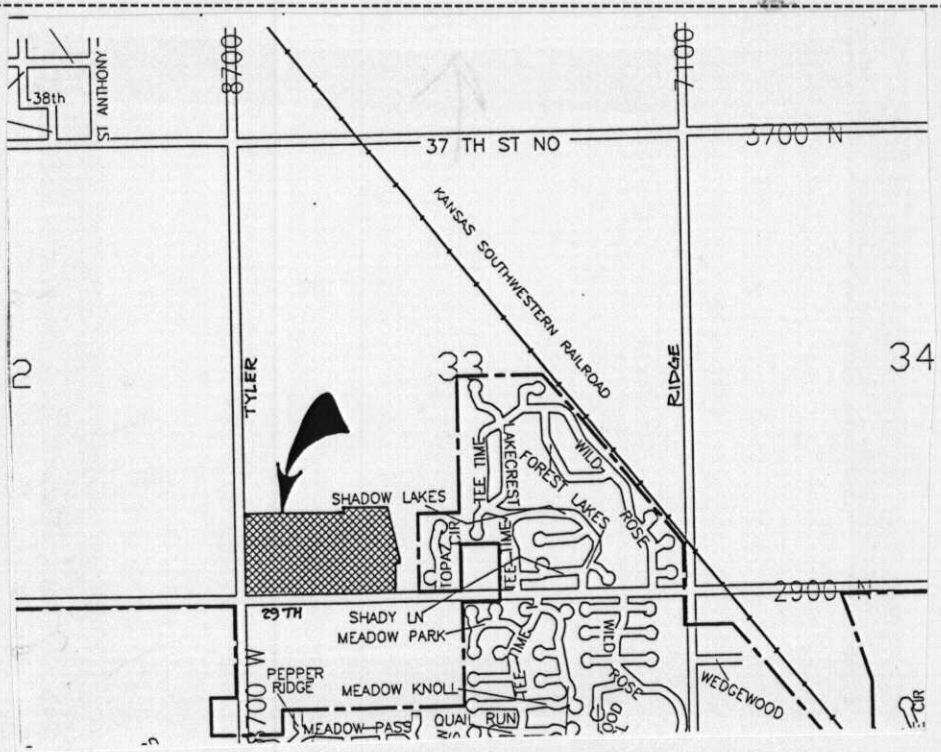
Residential:	90
Office:	
Commercial:	1
Industrial:	—
Total:	91

MINIMUM LOT AREA: 9800 square feet

CURRENT ZONING: "SF-20" and "LC"

PROPOSED ZONING: "SF-6", "LC", and "TF-3"

VICINITY MAP:



STAFF COMMENTS:

A. Prior to this plat being scheduled for City Council review, this site shall have been annexed to Wichita. Upon annexation, the lot sizes, being platted will be acceptable. (Annexation has been requested and should be completed shortly.)

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