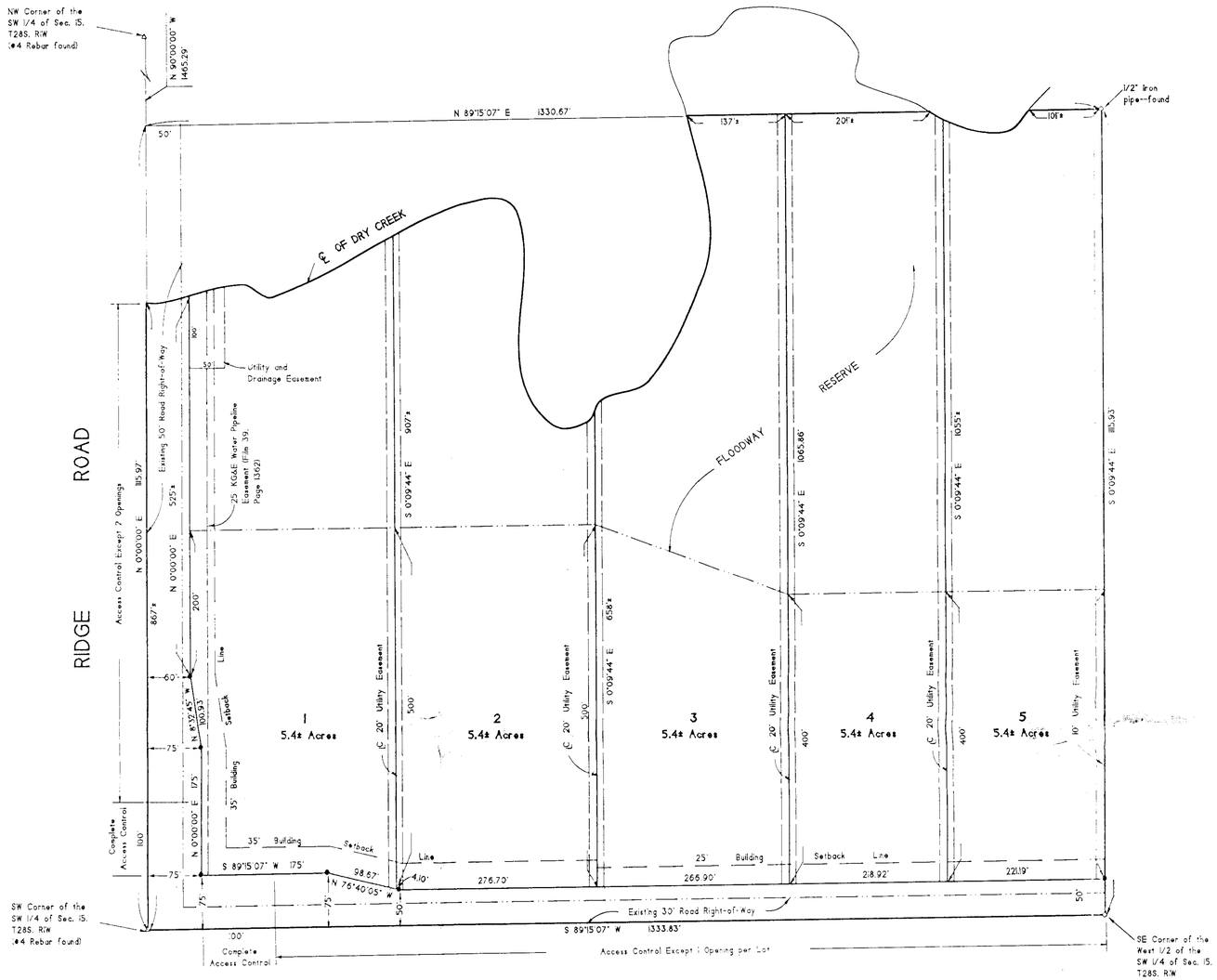
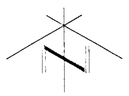
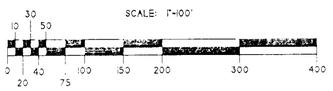






LEGEND:

Δ = Section corner found as noted
O = Monument found as noted
● = #4 Rebar with ID Cap "TTLSI CLS 22"--set
Bearing Basis Assumed

Bench Mark:
RR spike in hedge tree, 100' West of West 1/4 corner of Sec. 15, T28S, R1W
--Elevation 1298.48 M.S.L.--

Bench Mark:
Chiseled "O" on NE Corner of RCBC under Ridge Road over Dry Creek
--Elevation 1298.75' M.S.L.--

Minimum Pad Requirement: 1296.0 M.S.L.

TERRA TECH
LAND SURVEYING INC.
838 North Ohio
Wichita, Kansas 67214-3803
316-267-0744 / 267-3368
Fax 316-267-3708

State of Kansas)
Sedgwick County) ss

Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "WINDRIDGE ESTATES", Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

That part of the West Half of the Southwest Quarter of Section 15, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows: **BEGINNING** at the Southwest corner of the West Half of the Southwest Quarter of Section 15, Township 28 South, Range 1 West of the Sixth Principal Meridian; thence bearing North 0°00'00" East, along the West line of said Southwest Quarter, a distance of 1115.97 feet; thence bearing North 89°15'07" East, parallel with the South line of said Southwest Quarter, a distance of 1330.67 feet; thence bearing South 0°09'44" East, along the East line of said West Half of the Southwest Quarter, a distance of 1115.93 feet to the Southeast corner of said West Half of the Southwest Quarter; thence bearing South 89°15'07" West, along the South line of said Southwest Quarter, a distance of 1333.83 feet to the **POINT OF BEGINNING, EXCEPT** that part lying North of the centerline of Dry Creek.

TERRA TECH LAND SURVEYING, INC.

Arthur G. Griffith, LS-244

7-26-96
Date

ARTHUR G. GRIFFITH — REGISTERED — LS-244 — KANSAS — LAND SURVEYOR

"WINDRIDGE ESTATES"
SEDGWICK COUNTY, KANSAS

Copied from Drawing
8/15/96

Know all men by these presents that Rufus J. Komp and Doris C. Komp, husband and wife, owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into Lots and Streets, to be known as "WINDRIDGE ESTATES", Sedgwick County, Kansas. All portions of the floodway reserve, rights-of-way and easements previously established by separate instrument which are within said property are hereby vacated by virtue of K.S.A. 12-512(b), amended. Rights-of-way, easements, and a floodway reserve are hereby established as shown on the face of the plat. The drainage and utility easement is hereby granted for drainage purposes and public utilities. The utility easements are hereby granted for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. The floodway reserve shall be the responsibility of the owners of the property until such time as the governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvement of the floodway, provided that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried out without the permission of the appropriate Governing Body. Access control as shown on the face of the plat is hereby granted to the appropriate Governing Body. Locations of the indicated openings shall be determined by the appropriate Engineer. The minimum building pad elevation for all Lots shall be 1296.0 M.S.L.

Rufus J. Komp

Doris C. Komp

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this 26th day of July, 1996, by Rufus J. Komp and Doris C. Komp, husband and wife.

Cheryl E. Bartlett, Notary Public
Cheryl E. Bartlett

CHERYL E. BARTLETT — Notary Public — State of Kansas — My Appt. Expires July 20, 2000

My Commission Expires: July 20, 2000

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

Dated this 28th day of March, 1996.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

Susan Celeste-Hayes, Chairman

Marvin S. Krout, Secretary

SEAL

This plat approved and all dedications shown hereon are accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1996.

WICHITA CITY COUNCIL

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1996.

BOARD OF COUNTY COMMISSIONERS

_____, Chairman
Thomas G. Winters

_____, Chair Pro Tem
Melody C. Miller

_____, Commissioner
Betsy Gwin

_____, Commissioner
Paul W. Hancock

_____, Commissioner
Mark F. Schroeder

Attest: _____, County Clerk
Susan E. Crockett-Spoon

Entered on transfer record this _____ day of _____, 1996.

_____, County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) ss

This is to certify that this instrument was filed for record in the Register of Deeds Office on the _____ day of _____, 1996, at _____ o'clock ___.M.

_____, Register of Deeds
Pat Kettler

_____, Chief Deputy
Ed Resa

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

March 28, 1996

Terra Tech Land Surveying, Inc.
239 N. Ohio
Wichita, KS 67214

RE: S/D 96-1 - Final Plat of WINDRIDGE ESTATES ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 28, 1996, 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 March 21, 1996.

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 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:rh
cc: Rufus J. and Doris C. Komp, 4308 S. Ridge Road, Wichita, KS 67215
Certified Engineering Design, 235 N. Ohio, Wichita, KS 67214
Mike Lindebak, City Engineer

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
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March 21, 1996

Terra Tech Land Surveying, Inc.
239 N. Ohio
Wichita, KS 67214

RE: S/D 96-1 - Final Plat of WINDRIDGE ESTATES ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 21, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Since neither municipal water nor sanitary sewer is available 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 and water wells. A memorandum shall be obtained specifying approval. Also, a covenant shall be provided which specifies that only residential type wastes (uses) will be generated from Lots 1 and 2. This covenant shall be submitted to Health for review and then to Planning for recording.

B. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 times the width thereof."

C. Numerous easements, including for pipelines, drainage, etc. are listed in this site's platting binder. With the final plat tracing, the applicant shall submit copies of the instruments that have created these easements and shall document where these easements are located and/or if they have been released. If any of these easements encroach the site and are not or cannot be replatted, such easements shall be appropriately depicted. If any of the easements involve pipelines, this plat will be subject to the standard requirements concerning such pipelines.

D. The applicant is advised that it is not typically recommended that a portion of a lot, such as the northern segment of Lot 4, be platted in such a manner when access to such a piece is not reasonably available. In this case, this segment of Lot 4 is isolated from the buildable area of the lot by a pond.

E. The applicant has indicated that they are in the process of having a blanket pipeline

easement confined. If this easement, when confined, impacts this site, the easement shall be shown on the plat and shall be properly referenced (name of company, recording information, etc.). A recorded copy of the release/confinement of the easement shall also be submitted to Planning before the plat can be released for County Commission action. The **applicant's agent** shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

G. OK Sell release
As noted by the plat binder, a mortgage is or was being held on this site by Suburban West State Bank. The plat, however, is not showing this party as a signatory. The final plat tracing shall either include this party or the applicant shall provide proof that this mortgage has been released.

H. Sell receipt
Prior to this plat being released for County Commission approval, the applicant shall provide proof that all applicable property taxes have been paid for this site. The plat binder presently indicates that 1995 taxes have not been paid.

I. The following revisions shall be provided on the final plat tracing:

1. I learned
The MAPC signature block shall indicate Susan Osborne-Howes as Chairman.

2. Lot lines should be shown as the most distinct or bolder of the lines on the plat. The center lines for Ridge and 47th Street South shall therefore be made less distinct and/or shown as dashed lines. Also, the terminus of these streets (rights-of-way) at the north and east lines of the site should also be shown as fainter, dashed lines. Solid lines are used to imply a private street (Reserve).

J. 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.)

K. 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.

L. 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.

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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

O. Recording of the plat within 30 days after approval by the City Council.

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, March 28, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Rufus J. and Doris C. Komp, 4308 S. Ridge Road, Wichita, KS 67215
Certified Engineering Design, 235 N. Ohio, Wichita, KS 67214
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

March 21, 1996

STAFF REPORT
(Final Plat, Preliminary Plat Approved 1/18/96)

CASE NUMBER: S/D 96-1 WINDRIDGE ESTATES

OWNER/APPLICANT: Rufus J. and Doris C. Komp, 4308 S. Ridge Road, Wichita, KS 67215

AGENT: Certified Engineering Design, 235 N. Ohio, Wichita, KS 67214

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., 239 N. Ohio, Wichita, KS 67214

LOCATION: North of 47th Street South and east of Ridge Road

SITE SIZE: 26.77 Acres

NUMBER OF LOTS

Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5

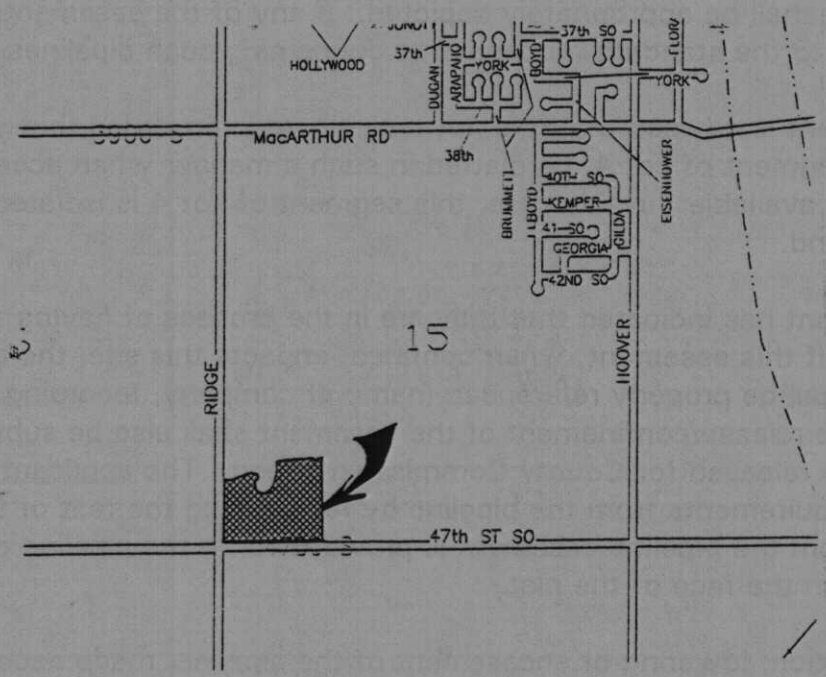
MINIMUM LOT AREA: 5.35 Acres

CURRENT ZONING: "LC" and "R-1"

PROPOSED ZONING: Same

VICINITY MAP:

FILE COPY



NOTE: This site is platting two lots that will result in split zoning ("LC" and "R-1"). While a zone change would be suggested in order to reflect the intended development of all the platted lots for residential purposes, a requirement for such a zone change would not necessarily be justified in this case. However, the "LC" zoning on Lots 1 and 2 under the Subdivision Regulations classify such lots as urban in nature and should consequently be served by municipal type services. Typical urban type development is already occurring in the N.E. 1/4 of this same section, and the area immediately north of MacArthur (3900 S.) has been developed to urban type residential uses for a number of years. At this time, however, this site is expected to request the use of on-site facilities. This site is/was also involved in a conditional use (CU-347) for the removal of top soils.

STAFF COMMENTS:

A. Since neither municipal water nor sanitary sewer is available 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 and water wells. A memorandum shall be obtained specifying approval. Also, a covenant shall be provided which specifies that only residential type wastes (uses) will be generated from Lots 1 and 2. This covenant shall be submitted to Health for review and then to Planning for recording.

B. The applicant shall guarantee any drainage improvements required by the platting of this property.

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

D. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 times the width thereof."

E. Numerous easements, including for pipelines, drainage, etc. are listed in this site's platting binder. With the final plat tracing, the applicant shall submit copies of the instruments that have created these easements and shall document where these easements are located and/or if they have been released. If any of these easements encroach the site and are not or cannot be replatted, such easements shall be appropriately depicted. If any of the easements involve pipelines, this plat will be subject to the standard requirements concerning such pipelines.

F. The applicant is advised that it is not typically recommended that a portion of a lot, such as the northern segment of Lot 4, be platted in such a manner when access to such a piece is not reasonably available. In this case, this segment of Lot 4 is isolated from the buildable area of the lot by a pond.

G. The applicant has indicated that they are in the process of having a blanket pipeline easement confined. If this easement, when confined, impacts this site, the easement shall be shown on the plat and shall be properly referenced (name of company, recording information, etc.). A recorded copy of the release/confinement of the easement shall also be submitted to Planning before the plat can be released for County Commission action. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will

not be at the expense of the City.

I. As noted by the plat binder, a mortgage is or was being held on this site by Suburban West State Bank. The plat, however, is not showing this party as a signatory. The final plat tracing shall either include this party or the applicant shall provide proof that this mortgage has been released.

J. Prior to this plat being released for County Commission approval, the applicant shall provide proof that all applicable property taxes have been paid for this site. The plat binder presently indicates that 1995 taxes have not been paid.

K. The following revisions shall be provided on the final plat tracing:

1. The MAPC signature block shall indicate Susan Osborne-Howes as Chairman.

2. The reference to KSA-512(b) shall be placed with the surveyor's text instead of within the plattor's text.

3. Lot lines should be shown as the most distinct or bolder of the lines on the plat. The center lines for Ridge and 47th Street South shall therefore be made less distinct and/or shown as dashed lines. Also, the terminus of these streets (rights-of-way) at the north and east lines of the site should also be shown as fainter, dashed lines. Solid lines are used to imply a private street (Reserve).

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. 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.

N. 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.

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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

Q. Recording of the plat within 30 days after approval by the City Council.

R. The representatives from <u>County Engineering</u> should be prepared to comment on the status of the applicant's drainage plan.