

NOTE: This plat is being submitted as a one-step, combined preliminary and final plat. This plat is essentially a replat of the commercial area platted as two (2) lots in the Timber Ridge 2nd Addition. The replat will now result in the creation of five (5) lots. This site is also covered by a CUP, DP-197. The lots being platted will correspond with CUP parcel boundaries if the CUP amendment requested is approved. If the amendment is not approved, Lot 1 for instance as now being platted would be divided by Parcels 1 and 2 of DP-197. The other four (4) lots are all within the area shown as Parcel 1. Also, the present CUP indicates that only one (1) building was to be provided in Parcel 1 and originally platted as 1-lot. This plat now proposes four (4) independent building sites within Parcel 1.

STAFF COMMENTS:

A. Prior to this plat being forwarded to the City Council for review, DP-197 shall be amended or adjusted to allow for the conditions being shown by this plat. This needs to include any needed changes in parcel boundaries, the creation of new parcels, adjustments to building setback restrictions, revision to access control conditions and so forth. As necessary, the final plat tracing shall reflect all applicable conditions of the amended or adjusted CUP, DP-197. Planning Staff will advise the Committee on the status of the CUP amendment.

B. Since this site is a replat, guarantees (petitions) already exist for various improvements. As determined necessary by City Engineering, the applicant shall submit any needed additional petitions, resubmit all new petitions or provide any needed agreements to redistribute existing guarantees.

Both City and Traffic Engineering need to indicate if this replat is resulting in the need for any additional guarantees beyond what was required for the original plat. It does appear that an additional easement and guarantee for sanitary sewer will be needed to serve the new lots now being created. At the least, this plat will be obligated to guarantee all the applicable improvements as specified for the Timber Ridge 2nd Addition and associated with original lots 15 and 16, Block 1.

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

D. A cross-lot access agreement shall be submitted to Planning, for recording with the final plat tracing. This agreement shall specifically assure that Lots 3 and 4 are allowed access across the other lots out to 21st Street North and Maize Road.

E. On the final plat tracing, a note shall be placed on the face of the plat indicating that this site is subject to conditions of DP-197.

Also, the applicant is advised that this site is subject to Fire Lane requirements as specified by DP-197.

F. Prior to this plat being released for recording, the applicant shall provide proof that all applicable property taxes have been paid for this site. The platting binder presently indicates that over \$3700 of 1996 taxes are outstanding.

- G. As indicated by the platting binder, two mortgages are apparently being held in this site. These parties shall either be shown as signatories on the final plat tracing or proof provided that the mortgages have been released.
- H. 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.)
- I. 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.
- J. 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.
- K. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: As a one-step plat, if this plat is approved by the Subdivision Committee, the plat will be scheduled for the next available MAPC date.



BAUGHMAN COMPANY, P.A.
ENGINEERING, SURVEYING & PLANNING
316/262-7271 • FAX 316/262-0149 • 315 ELLIS • WICHITA, KANSAS 67211

March 10, 1997

TIMBER RIDGE 4TH ADDITION

	Lot Areas	
Lot 1	40467.66 Sq. Ft.	(0.93±A.C.)
Lot 2	28740.94 Sq. Ft.	(0.66±A.C.)
Lot 3	48621.40 Sq. Ft.	(1.112±A.C.)
Lot 4	27000.00 Sq. Ft.	(0.62±A.C.)
Lot 5	293214.65 Sq.Ft.	(6.73±A.C.)
Access Esm't in Lot 5	33733.44 Sq. Ft.	(0.77±A.C.)

CROSS LOT DRAINAGE AGREEMENT

THIS AGREEMENT made 2ND day of OCTOBER, 1997, by Northpoint Development, LLC, hereinafter referred to as the grantor.

WHEREAS the Grantor is owner of the following described real estate:

Lot 3, Timber Ridge 4th Addition
Wichita, Sedgwick County, Kansas
further described in the two following parcels

PARCEL A

Beginning at the N.W. corner of Lot 3, Timber Ridge 4th Addition, Wichita, Sedgwick County, Kansas; thence east along the north line of said Lot 3, 90.68 feet; thence south 230 feet to a point on the south line of said Lot 3, said point being 90.82 feet to the S.W. corner of said Lot 3; thence west 90.82 feet to the S.W. corner of said Lot 3; thence north 230 feet to the point of beginning.

PARCEL B

Lot 3, Timber Ridge 4th Addition, Wichita, Sedgwick County, Kansas except beginning at the N.W. corner of Lot 3, Timber Ridge 4th Addition, Wichita, Sedgwick County, Kansas; thence east along the north line of said Lot 3, 90.68 feet; thence south 230 feet to a point on the south line of said Lot 3, said point being 90.82 feet to the S.W. corner of said Lot 3; thence west 90.82 feet to the S.W. corner of said Lot 3; thence north 230 feet to the point of beginning.

WHEREAS, the above described real property is continuous to and lie directly adjacent to each other; and

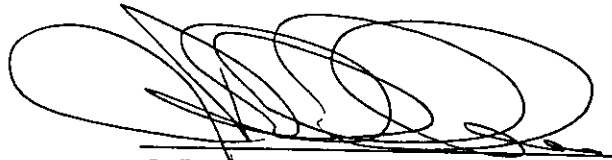
WHEREAS, the Grantors desire to provide a perpetual cross lot surface drainage agreement over and across each real property.

NOW THEREFORE, in consideration of the premises:

Grantor hereby subjects the above described real property to allow that subject lots may drain over and across each other as necessary in accordance with a final drainage plan filed with the City of Wichita.

This covenant shall be binding on the owner, their heirs, or successors or assigns and is a covenant running with the land and is binding on all successors in title to the above described real property.

By: Northpoint Development, LLC



J. Douglas Malone, Member

CITY OF WICHITA)
COUNTY OF SEDGWICK)
STATE OF KANSAS) SS

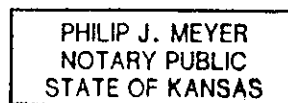
BE IT REMEMBERED, that on this 2nd day of OCTOBER, 1998,⁷ before me, the undersigned, a Notary Public, in and for the County and State aforesaid, J. Douglas Malone, Member of Northpoint Development, LLC, personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same on behalf of the company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

By:

Philip J. Meyer
Notary

(My Commission Expires: 5/5/01)



CLOSURE - TIMBER RIDGE 4TH ADDITION

 L001

1			N	5000.000	E	5000.000	S	0+00
S	02-50'33.0"E	200.010						
2			N	4800.236	E	5009.919	S	2+00.010
N	86-30'23.0"E	300.000						
3			N	4818.517	E	5309.361	S	5+00.010
S	02-50'33.0"E	144.380						
4			N	4674.315	E	5316.521	S	6+44.390
S	34-30'23.0"W	343.860						
5			N	4390.953	E	5121.725	S	9+88.250
S	86-30'23.0"W	281.230						
6			N	4373.815	E	4841.018	S	12+69.480
N	49-32'52.0"W	109.400						
7			N	4444.795	E	4757.770	S	13+78.880
S	86-31'30.0"W	240.260						
8			N	4430.233	E	4517.952	S	16+19.140
N	02-02'55.0"W	249.840						
9			N	4679.913	E	4509.021	S	18+68.980
S	86-33'23.0"W	184.240						
10			N	4668.846	E	4325.113	S	20+53.220
N	01-35'13.0"E	145.020						
11			N	4813.811	E	4329.129	S	21+98.240
N	02-03'20.0"W	145.000						
12			N	4958.717	E	4323.928	S	23+43.240
N	86-30'20.6"E	677.331						
1			N	5000.000	E	5000.000	S	30+20.571
LENGTH=	3020.571	AREA=		438047.119 SF				10.056 ACRES

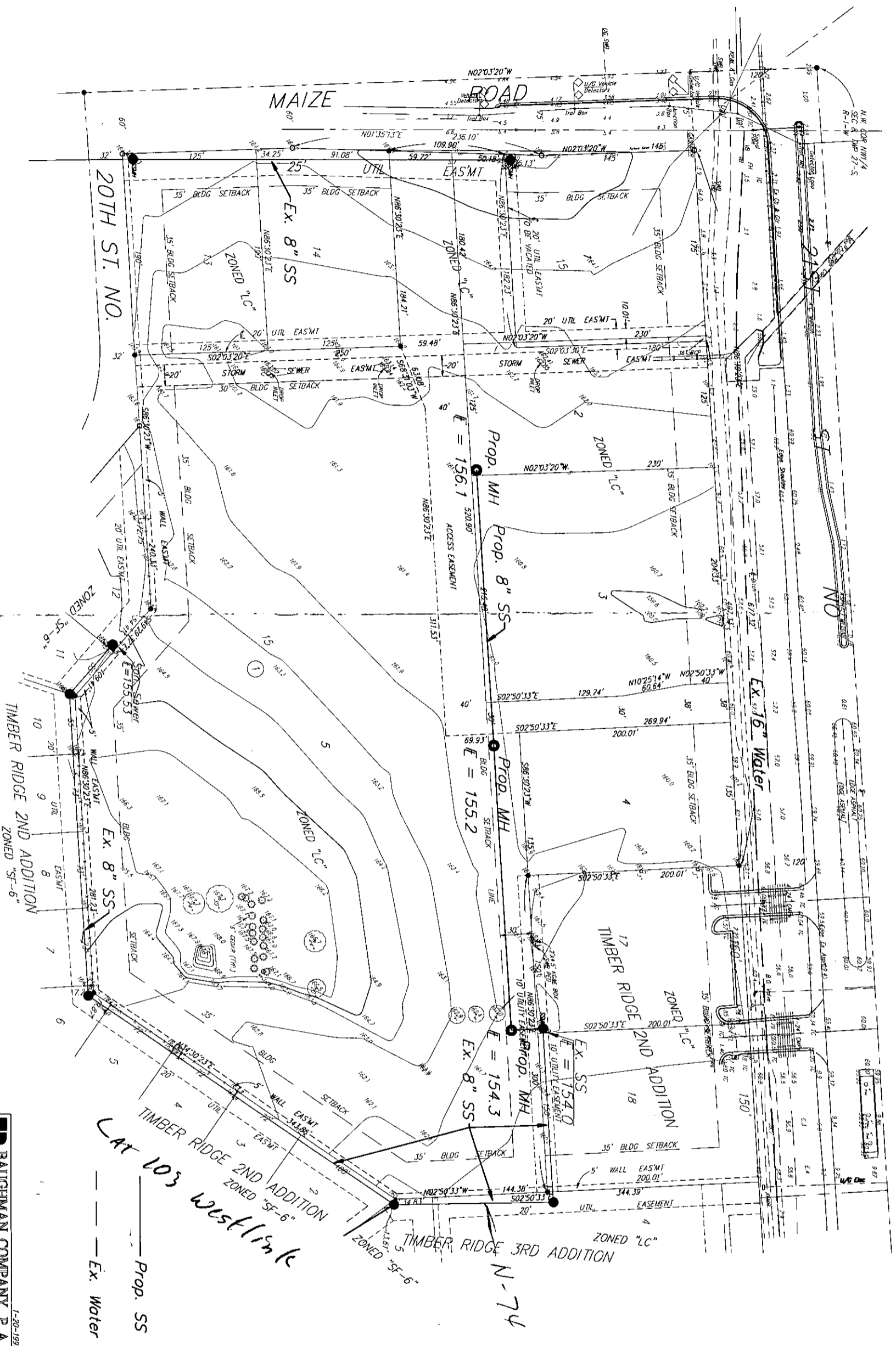
UTILITY PLAN


TIMBER RIDGE 4TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



Scale: 1" = 100'




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 1-20-1997
 3125 W. 21ST ST. SUITE 100
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