

NOTES

- GEOGRAPHY:** Located in the northwest Wichita in an area in transition from agricultural uses into suburban residential, institutional, retail and commercial uses. The property has access to K-96 via Maize Road and Ridge Road. Existing surrounding land uses include newly constructed single family homes, rural residential to the immediate west, agriculture production to south and west, institutional uses north.
- LOT TOTAL - 17**
- ANNEXATION:** Lies within City of Wichita (Ord. 45-701 4/16/2003)
- EXISTING/PROPOSED USES:** Single Family Residential
- ZONING:** Existing / Proposed - "SF-5"
- PLAT AREA:** Gross - 19.01 Ac.
- SURVEY DATE:** Sept., 2006 (by MKEC)
- PUBLIC UTILITIES:** Municipal sanitary sewer shall extended to certain lots front the west. Municipal water is available along Westlakes Parkway
- ACCESS CONTROLS:** As shown.
- RESERVES:** Reserve "A" is platted for lakes, drainage, berming, open space, irrigation, landscaping, monuments, sidewalks, utilities confined by easements, and floodplain.
- FLOOD:** According to FEMA FIRM Community Unit Panel 20173C0330E, Effective Date Feb. 2nd, 2007; this property lies within portions of flood Zone "A" - "Special Flood Hazard Areas (SFGAs) Subject to inundation by the 1% annual chance flood and "No Base Flood Elevations determined" and said property lies within portions of flood Zone "X" - "Areas determined to be outside the 0.2% annual chance of floodplain." Furthermore a FEMA LOMR has been completed since the publication of aforssaid FEMA FIRM, its case number is 0607BB40P, approved Feb. 5th 2007.
- DRAINAGE:** A drainage report shall accompany this one-step final plat.

LEGAL DESCRIPTION

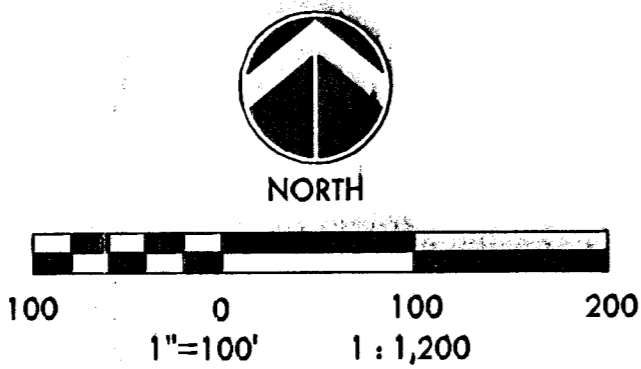
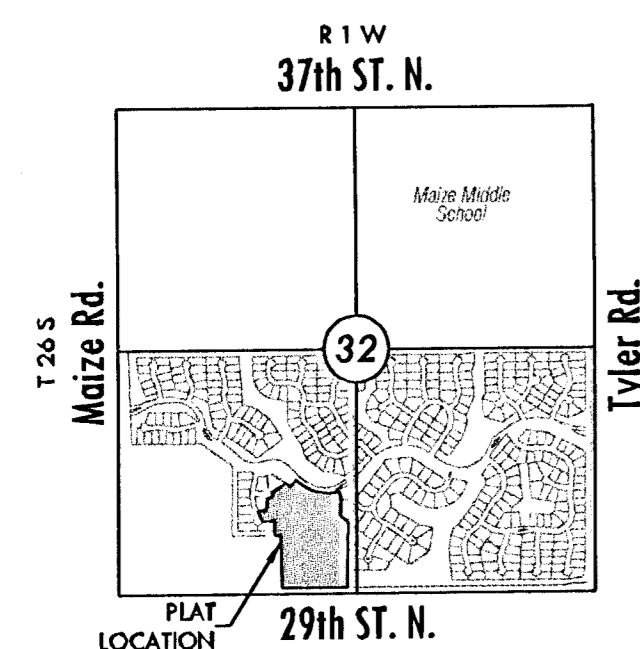
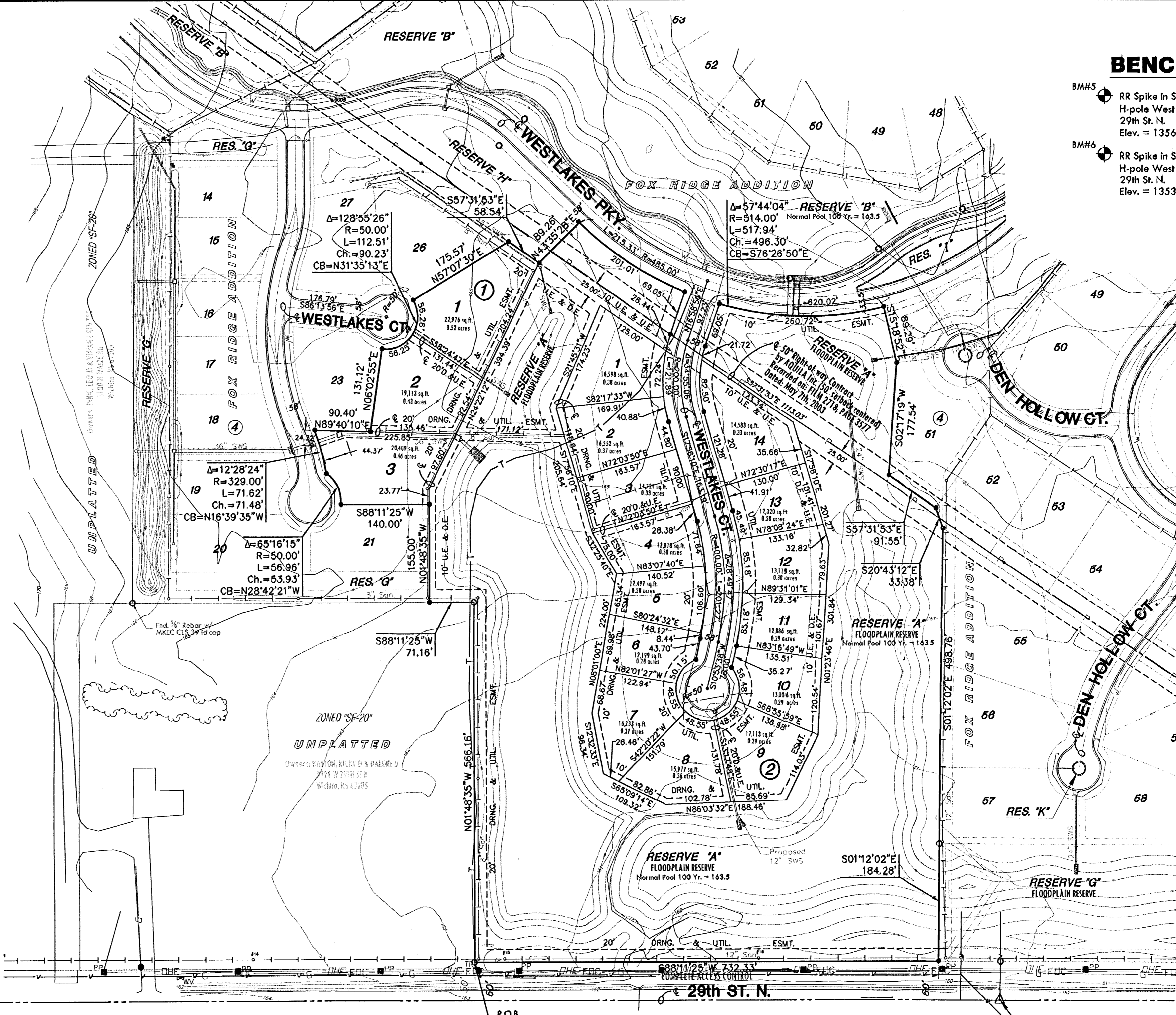
A replat of a contiguous tract of land lying within portions of Reserves "G" and "H", Lots 22, 24, 25, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, Block 4, and Westlakes Court, Fox Ridge Addition, an addition to Sedgwick County, Kansas; said contiguous tract of land being more particularly described as follows:
BEGINNING at the Southwest most corner of said Reserve "G", thence along a westerly line of said Reserve "G" on a platted basis of bearing N01°48'35"W, 566.16 feet; thence along a southerly line of said Reserve "G", S88°11'25"W, 71.16 feet; thence N01°48'35"W, 155.00 feet to the southeast corner of said Lot 22; thence along the south line of said Lot 22, S88°11'25"W, 140.00 feet to the southwest corner of said Lot 22 being at a point on a non-tangent curve to the left; thence along said curve and along the westerly lines of said Lot 22 for the next two courses 56.96 feet, said curve having a central angle of 65°16'15", a radius of 50.00 feet, and a long chord distance of 53.93 feet, bearing N28°42'21"W; thence along a non-tangent curve to the left 71.62 feet to the northwest corner of said Lot 22, said curve having a central angle of 12°28'24", a radius of 329.00 feet, and a long chord distance of 71.48 feet, bearing N16°39'35"W; thence N89°40'10"E, 90.40 feet to the southwest corner of said Lot 24; thence along the west line of said Lot 24, N06°02'55"E, 131.12 feet to a point on a non-tangent curve to the left; thence along said curve 112.51 feet to a westerly corner of said Lot 25, said curve having a central angle of 128°55'26", a radius of 50.00 feet, and a long chord distance of 90.23 feet, bearing N31°35'13"E; thence N57°07'30"E, 175.57 feet to a northerly corner of said Lot 25; thence N43°35'28"E, 89.26 feet to the southerly right-of-way of Westlakes Parkway being on a curve to the left; thence along said curve 517.94 feet, said curve having a central angle of 57°44'04", a radius of 514.00 feet, and a long chord distance of 496.30 feet, bearing S76°26'50"E; thence S15°18'52"E, 89.29 feet to the northwest corner of Lot 51, said Block 4, said addition, being coincident with a westerly line of said Reserve "G", thence S02°17'19"W, 177.54 feet to the southwest corner of said Lot 51; thence along the southerly line of said Lot 51, being S57°31'53"E, 91.55 feet; thence S20°43'12"E, 33.38 feet; thence along a westerly line of said Reserve "G", S01°12'02"E, 498.76 feet; thence S01°12'02"E, 184.28 feet to the south line of said Reserve "G"; thence along the south line of said Reserve "G", S88°11'25"W, 732.33 feet to the POINT OF BEGINNING. Said tract **CONTAINS:** 828,266 square feet or 19.01 acres of land, more or less.

BENCH MARKS

- BM#5 RR Spike in South face of South H-pole 3rd H-pole West of Tyler Rd. and 1/2 Mile N. of 29th St. N.
Elev. = 1356.64
- BM#6 RR Spike in South face of South H-pole 6th H-pole West of Tyler Rd. and 1/2 Mile N. of 29th St. N.
Elev. = 1353.77

LEGEND

- EDGE OF TREES
- BTN — CONIFEROUS TREE & DIAMETER
- BDN — DECIDUOUS TREE & DIAMETER
- SN — SIGN
- BUSH
- PP- — POWER POLE AND GUY ANCHOR
- WESTAR BOX — WESTAR ELECTRIC BOX
- GM — GAS METER
- LP — LIGHT POLE
- FH — FIRE HYDRANT
- WV — WATER VALVE
- WM — WATER METER
- ICV — IRRIGATION CONTROL VALVE
- GI — GRATE INLET
- TR — TELEPHONE RISER
- INLET
- SC — SECTION CORNER
- BM — BENCHMARK
- SSMH — STORM WATER MANHOLE
- SSMH — SANITARY SEWER MANHOLE
- SVB — TELEPHONE MANHOLE
- 20' UTILITY EASEMENT
- FENCE
- STORM SEWER PIPE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- PETRO PIPELINE
- TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC
- FIBER OPTIC CABLE



SW. Corner, Sec. 32, T26S, R1W, 6th P.M.
Fnd. 3/4" Bar w/ yellow Id cap (lettering worn off)

S. 1/4 Corner, Sec. 32, T26S, R1W, 6th P.M.
Fnd. 3/4" Bar w/ 1 1/2" Alum. Cap stamped Sedgwick County

PRELIMINARY PLAT

A portion of the SW. 1/4, Sec. 32, T26S, R1W, 6th P.M.

FOX RIDGE SECOND ADDITION

OWNER / DEVELOPER: Fox Ridge Development Company, Inc.	7926 W. 21st St. N.	Wichita, KS 67205	316-721-2153	
OWNERS: Brian J. & Jennifer A. Halbrendt	2622 N. Keith Ct.	Wichita, KS 67205-2116	316-721-0109	as to Lot 9, Blk. 2 (Lot 36, Blk. 4, Fox Ridge Addition)
OWNERS: David W. & Marie A. Piper	1616 N. Westfield	Wichita, KS 67212-1070	316-722-4997	as to Lot 10, Blk. 2 (Lot 37, Blk. 4, Fox Ridge Addition)
OWNERS: Jason & Karl K. Mitchell	8913 W. 17th St.	Wichita, KS 67212	316-260-8442	as to Lot 14, Blk. 2 (Lot 41, Blk. 4, Fox Ridge Addition)
OWNERS: Vince & Brenda Scripsick	2103 N. Tee Time	Wichita, KS 67212-7306	316-729-7197	as to Lot 2, Blk. 2 (Lot 29, Blk. 4, Fox Ridge Addition)

MAPC Hearing: March 29th, 2007

Date submitted: March 5th
Subdivision Hearing: March 22nd

MKEC
ENGINEERING
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