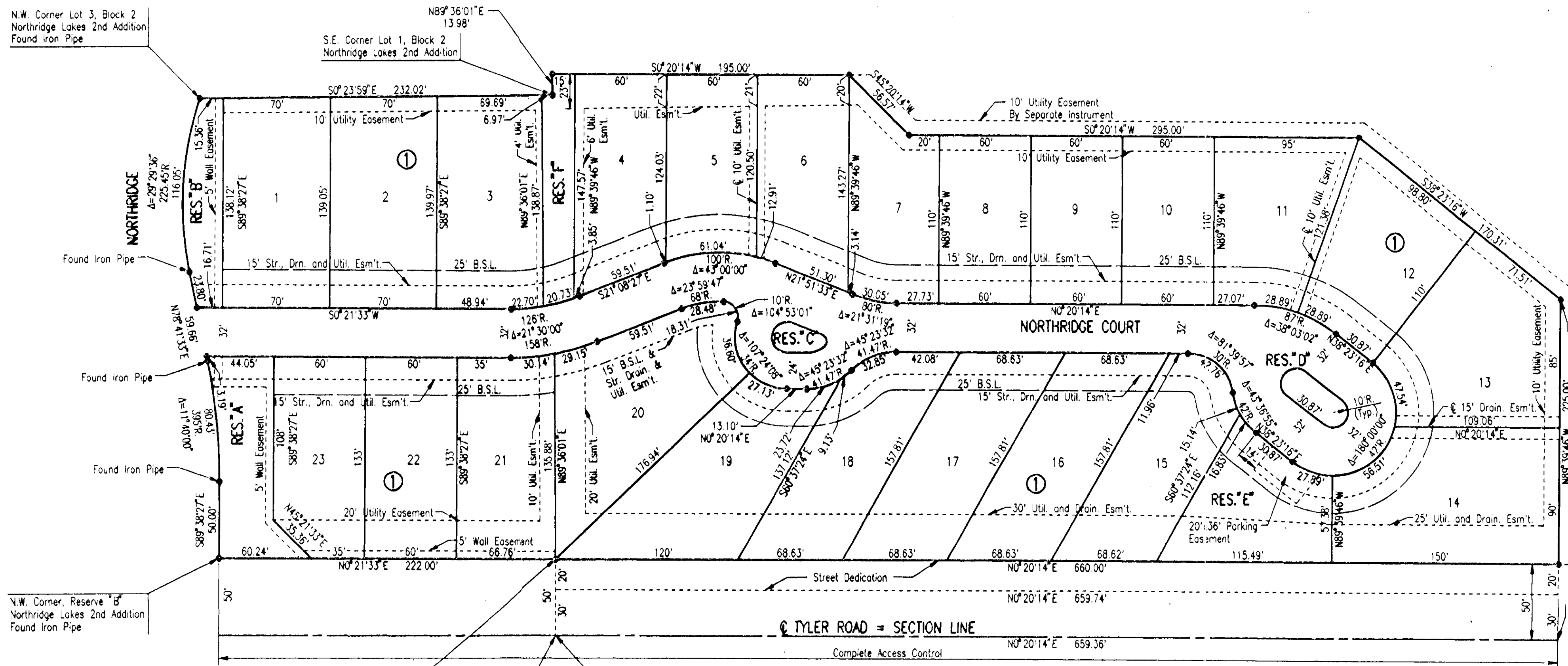


NORTHBRIDGE LAKES PATIO HOMES ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS



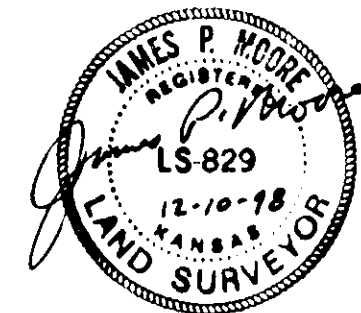
STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY ON THIS 10th DAY OF December, 1998, THAT WE HAVE SURVEYED AND PLATTED NORTHBRIDGE LAKES PATIO HOMES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO LOTS, A BLOCK, STREETS, AND RESERVES THE SAME BEING DESCRIBED AS:

LOTS 1 AND 2, BLOCK 1, AND LOTS 1 AND 2, BLOCK 2, TOGETHER WITH RESERVE "B" AND "C" AND MEADOW GROVE COURT (NOW NORTHBRIDGE COURT) BETWEEN BLOCKS 1 AND 2 ALL IN NORTHBRIDGE LAKES 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, TOGETHER WITH A TRACT OF LAND DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M. THENCE BEARING N89°36'01"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 370.00 FEET; THENCE BEARING S0°20'14"W A DISTANCE OF 195.00 FEET; THENCE BEARING S45°20'14"W A DISTANCE OF 56.57 FEET; THENCE BEARING S0°20'14"W A DISTANCE OF 295.00 FEET; THENCE BEARING S38°23'16"W A DISTANCE OF 170.31 FEET; THENCE BEARING N89°39'46"W A DISTANCE OF 225.00 FEET TO A POINT IN THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE BEARING N0°20'14"E ALONG SAID WEST LINE, A DISTANCE OF 659.36 FEET TO THE POINT OF BEGINNING. EXCEPT THE WEST 30 FEET FOR ROAD PURPOSES.

ALL THOSE PORTIONS OF NORTHBRIDGE LAKES 2ND ADDITION WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

James P. Moore
JAMES P. MOORE, R.L.S. NO. 829
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.



KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, STREETS, AND RESERVES THE SAME TO BE KNOWN AS NORTHBRIDGE LAKES PATIO HOMES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE 5-FOOT WALL EASEMENT ALONG THE WEST LINE OF LOTS 21, 22 AND 23, AND AS SHOWN IN RESERVES "A" AND "B" IS FOR THE CONSTRUCTION OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

RESERVES "A" AND "B" ARE HEREBY PLATTED FOR LANDSCAPING, ENTRY MONUMENTS, WALKS, UTILITIES AND DRAINAGE.

RESERVES "C" AND "D" ARE HEREBY PLATTED FOR LANDSCAPING, AND UTILITIES.

RESERVE "E" IS HEREBY PLATTED FOR PARKING, LANDSCAPING, WALKS, DRAINAGE, AND UTILITIES CONFINED TO EASEMENTS.

RESERVE "F" IS HEREBY PLATTED FOR LANDSCAPING, DRAINAGE, GOLF CART PATH, AND UTILITIES.

RESERVES "A" THROUGH "F" SHALL BE SUBJECT TO RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE NORTHBRIDGE LAKES PATIO HOMES ADDITION HOMEOWNER'S ASSOCIATION.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM TYLER ROAD OVER AND ACROSS THE WEST LINES OF BLOCK 1 AND RESERVE "A" AS SHOWN, ARE HEREBY GRANTED TO THE CITY OF WICHITA, KANSAS.

MINIMUM PAD ELEVATION (LOWEST OPENING) AS FOLLOWS:

LOTS 12 THROUGH 14 BLOCK 1 ELEV. 167.0 CITY DATUM.

OWNER:
NORTHBRIDGE LAKES, INC.

BY: Marvin Schellenberg
MARVIN SCHELLENBERG, PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS 10th DAY OF December, 1998, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME MARVIN SCHELLENBERG, PRESIDENT, NORTHBRIDGE LAKES, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley, NOTARY PUBLIC
GARY L. WILEY

MY COMMISSION EXPIRES: 1-15-2001



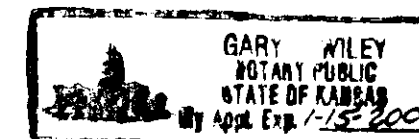
WE, EMPRISE BANK, IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON PART OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF NORTHBRIDGE LAKES PATIO HOMES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: Randy S. Brehm
RANDY S. BREHM, SENIOR VICE PRESIDENT

BE IT REMEMBERED ON THIS 11th DAY OF December, 1998, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME RANDY S. BREHM, SENIOR VICE PRESIDENT, EMPRISE BANK, IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID BANK, IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley, NOTARY PUBLIC
GARY L. WILEY

MY COMMISSION EXPIRES: 1-15-2001



THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1998.

_____, CHAIRMAN
WILLIAM M. JOHNSON

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1998.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1998.

_____, COUNTY CLERK
JAMES ALFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____, ON THIS _____ DAY OF _____, 1998.

_____, REGISTER OF DEEDS
BILL WEEK

_____, DEPUTY
LINDA KIZZIRE

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

July 31, 1998

FILE COPY

Attn.: Rob Hartman
303 S. Topeka
Wichita, KS 67202

S/D 98-77 - One-Step Final Plat of NORTHRIDGE LAKES PATIO HOMES ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 30, 1998, 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 July 24, 1998.

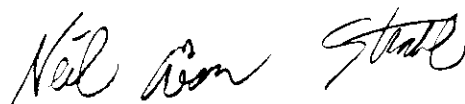
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with five (5) 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 this plat. This will be used by the City and County GIS Departments.

S/D 98-77 -- One-Step Final Plat of NORTHRIDGE LAKES PATIO HOMES
July 31, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

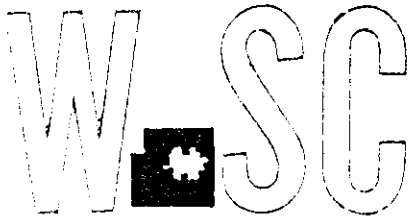
A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\fb

cc: Northridge Lakes, Inc., 7926 W. 21st St. North, Wichita, KS 67205
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — 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

July 24, 1998

Professional Engineering Consultants
Attn.: Rob Hartman
303 S. Topeka
Wichita, KS 67202

S/D 98-77 - One-Step Final Plat of NORTHRIDGE LAKES PATIO HOMES ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 23, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. City Engineering needs to indicate the type of required guarantees, and the situation involving existing guarantees.
- 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. City Fire needs to comment on the need for any emergency access due to the length of Northridge Court (750 feet), which exceeds the maximum length of a cul-de-sac (600 feet) imposed by the Subdivision Regulations. *No emergency access will be required if the applicant utilizes a rolled curb. Reserve D needs to be redesigned to allow for a proper turning radius.*
- E. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.

- F. 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.
- G. 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.
- H. The applicant shall guarantee the paving of the proposed interior street,
- I. City Fire shall comment on the acceptability of the street names, which includes renaming Meadow Grove as Northridge, and the desirability of a suffix (e.g. West Northridge). The street names are acceptable.
- J. Traffic Engineering needs to comment on the acceptability of the intermediate turnaround platted as Reserve C. Reserve C is acceptable.
- K. 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.)
- L. 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.
- 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 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 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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. **KG&E and Peoples Natural Gas requests additional easements.**
- S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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 plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 30, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: Marked Copy of plat

cc: Northridge Lakes, Inc., 7926 W. 21st St. North, Wichita, KS 67205
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

July 30, 1998

STAFF REPORT

(One-Step Final Plat-Approved 07/23/98)

CASE NUMBER: S/D 98-77 - NORTHRIDGE LAKES PATIO HOMES ADDITION

OWNER/APPLICANT: Northridge Lakes, Inc., 7926 W. 21st St. North, Wichita, KS 67205

SURVEYOR/ENGINEER: Professional Engineering Consultants, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: East side of Tyler Road, North of 21st St. North

SITE SIZE: 6.0 acres

NUMBER OF LOTS

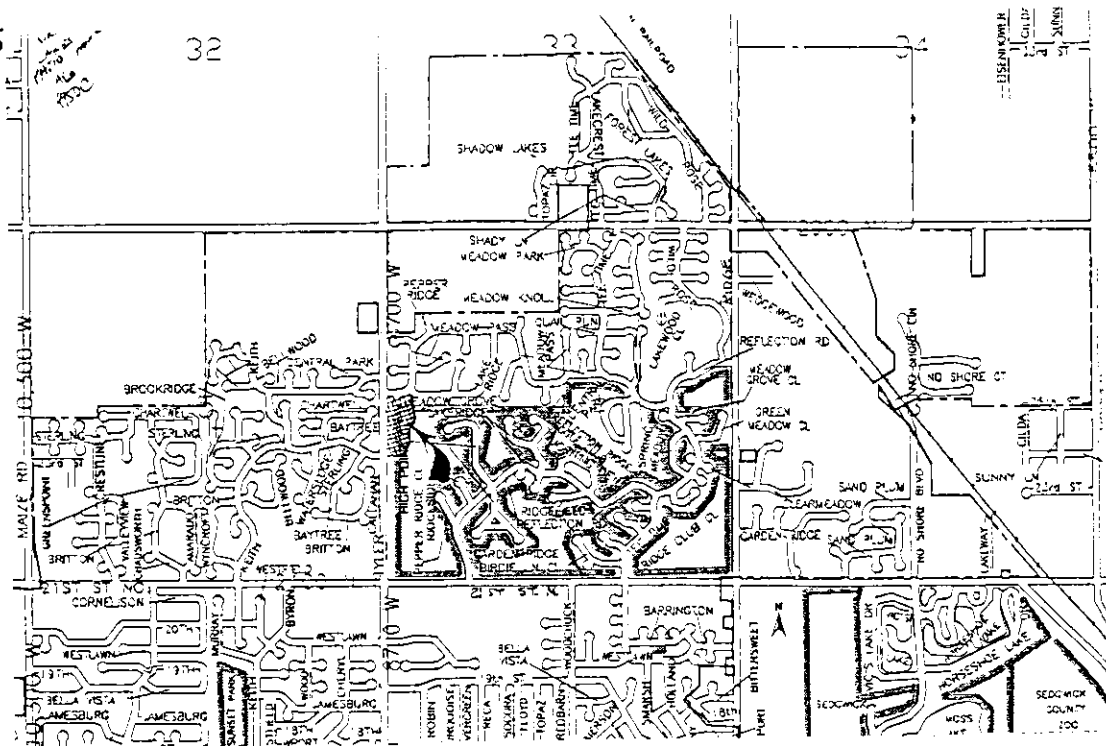
Residential:	23
Office:	
Commercial:	
Industrial:	
Total:	<u>23</u>

MINIMUM LOT AREA: 6,600 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is a replat of a portion of Northridge Lakes 2nd Addition along with unplatted land adjoining to the south. The replatted portion of Northridge Lakes 2nd Addition currently contains an existing street which will be extended southward by this plat.

STAFF COMMENTS:

- A. City Engineering needs to indicate the type of required guarantees, and the situation involving existing guarantees.
- 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. City Fire needs to comment on the need for any emergency access due to the length of Northridge Court (750 feet), which exceeds the maximum length of a cul-de-sac (600 feet) imposed by the Subdivision Regulations. No emergency access will be required if the applicant utilizes a rolled curb. Reserve D needs to be redesigned to allow for a proper turning radius.
- E. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- F. 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.
- G. 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.

- H. The applicant shall guarantee the paving of the proposed interior street,
- I. City Fire shall comment on the acceptability of the street names, which includes renaming Meadow Grove as Northridge, and the desirability of a suffix (e.g. West Northridge). *The street names are acceptable.*
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- K. 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.)
- L. 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.
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- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.

S/D 98-77 -- One-Step Final Plat of NORTHRIDGE LAKES PATIO HOME ADDITION
July 30, 1998 - Page 4

- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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. *KG&E and Peoples Natural Gas requests additional easements.*
- S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.