

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid County and State do hereby certify that we have surveyed
and platted "LAKE RIDGE 3RD ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as and being a replat of Lots 1,
2, 3, 4, 5, and 6, Block 1, Reserve "A", and that portion of Garden
Ridge Court lying south of the north line of said Lot 6, Block 1, as
extended west to the west line of said Garden Ridge Court, all as
platted in "LAKE RIDGE 2ND ADDITION", Wichita, Sedgwick County,
Kansas.

All being located in the S1/2 of the SW1/4 of Sec. 3, Twp. 27-S,
R-1-W of the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue
of K.S.A. 12-512(b).

Baughman Co., P.A.

Michael G. Conrey
Michael G. Conrey, Surveyor
13-97 1625-98

Know all men by these presents that we, the
undersigned, have caused the land described in the surveyors certificate to
be platted into Lots, a Block, a Reserve and a Street to be known as "LAKE
RIDGE 3RD ADDITION", Wichita, Sedgwick County, Kansas. Reserve "A",
is hereby reserved for landscaping, earthberms, sidewalks, bike trails,
irrigation, drainage, and utilities. Reserve "A" shall be owned and
maintained by the Homeowners Association for the addition. The utility
easements are hereby granted as indicated for the construction and main-
tenance of all public utilities. The emergency access easement is hereby
granted as indicated for emergency access purposes and no fences or other
obstructions shall be constructed or placed within this easement. The
street is hereby dedicated to and for the use of the public. The street,
drainage, and utility easement is hereby dedicated to and for the use
of the public, granted as indicated for drainage purposes, and granted as
indicated for the construction and maintenance of all public utilities. All
abutters rights of access to or from 21st Street North over and across
the south line of Reserve "A" are hereby granted to the City of Wichita,
Kansas. The Minimum Building Pad Elevations for lowest opening to the
structures shall be 135.0 City Datum (1322.4 M.S.L.) for all lots.

R.B.R., Inc.

Randy J. Dean
Randy J. Dean, President
The Landing Homeowners Association

Louis E. Blunt
Louis E. Blunt, President
Louis, Blunt P.

Steven G. Dold
Steven G. Dold
Suzanne L. Dold
Suzanne L. Dold

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 25th day of JUNE, 1998, by Randy J.
Dean, President of R.B.R., Inc., on behalf of the corporation.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2001

Judith M. Terhune
JUDITH M. TERHUNE, Notary Public

My App't. Exp. 11-7-2001

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 1st day of JULY, 1998, by Louis Blunt,
President of The Landing Homeowners Association, on behalf of the
corporation.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2001

Judith M. Terhune
JUDITH M. TERHUNE, Notary Public

My App't. Exp. 11-7-2001

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 25th day of JUNE, 1998, by Steven G. Dold
and Suzanne L. Dold, husband and wife.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2001

Judith M. Terhune
JUDITH M. TERHUNE, Notary Public

My App't. Exp. 11-7-2001

This plat of "LAKE RIDGE 3RD ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.

Dated this _____ day of _____, 199____.
Wichita-Sedgwick County Metropolitan Area Planning Commission

John W. McKay, Jr., Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 1998.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this _____ day
of _____, 1998.

James Alford, County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 1998, at _____ o'clock _____ M. and is duly
recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

We, the undersigned, holders of a mortgage
on the above described property, do hereby consent to this plat of
"LAKE RIDGE 3RD ADDITION", Wichita, Sedgwick County, Kansas.

The Prairie State Bank

Lori J. Newell
LORI J. NEWELL
Asst. V.P.
(Title)

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 25th day of JUNE, 1998, by LORI J. NEWELL,
Asst. V.P. of The Prairie State Bank, on behalf of the bank.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2001

Judith M. Terhune
JUDITH M. TERHUNE, Notary Public

My App't. Exp. 11-7-2001

We, the undersigned, holders of a mortgage
on the above described property, do hereby consent to this plat of
"LAKE RIDGE 3RD ADDITION", Wichita, Sedgwick County, Kansas.

American Bank

Thomas W. Pooz
THOMAS W. POOS, SVP.
(Title)

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 25th day of JUNE, 1998, by THOMAS W. POOS,
SENIOR VICE-PRES. of American Bank, on behalf of the bank.

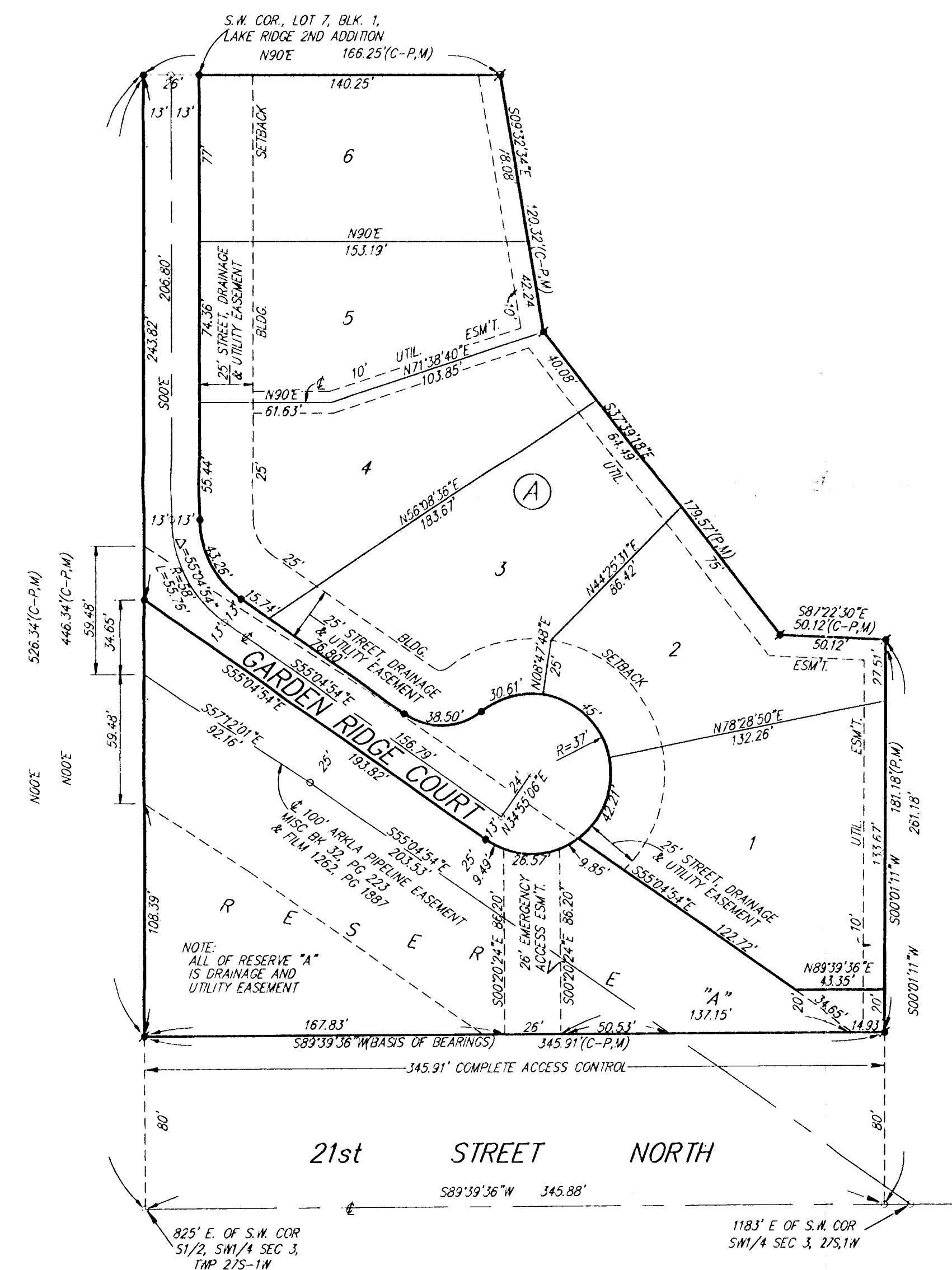
JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2001

Judith M. Terhune
JUDITH M. TERHUNE, Notary Public

My App't. Exp. 11-7-2001

LAKE RIDGE 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
• = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
• = #4 REBAR W/ "S.R.B." CAP (FOUND)

(M) = MEASURED
(C-P) = CALCULATED PER PLATTED INFO.
(P) = PLATTED

MINIMUM BUILDING PAD ELEVATION FOR
LOWEST OPENING TO THE STRUCTURES
SHALL BE 135.00 CITY DATUM, THE SAME
BEING 1322.40 M.S.L. FOR ALL LOTS.

BENCHMARK:
CITY STANDARD DISC - 70 FEET NORTH
AND 5 FEET EAST OF THE 1/4 SEC. COR.
AT NORTH SHORE BLVD. & 21ST ST. NO.
ELEV. = 132.42 CITY DATUM
ELEV. = 1319.82 M.S.L.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

December 29, 1994

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 94-82 LAKE RIDGE 3RD ADDITION - (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 29, 1994, 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 December 22, 1994.

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: R.B.R., Inc., Attn: Randy Dean, 1147 Coach House Ct., Wichita, KS 67235
Mike Lindebak, City Engineer



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DEPARTMENT
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December 22, 1994

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 94-82 LAKE RIDGE 3RD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 22, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. As indicated by City Engineering, the applicant may submit an agreement for the redistribution of existing special assessments involved in the development of this site.
Also, however, an additional guarantee shall be submitted for the extension of sanitary sewer and adjustment of a manhole made necessary by this replat. Also, if determined necessary, a guarantee shall be provided to extend water to certain lots which may not be properly accessible to the existing water line effected by the change in street alignment.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Since Garden Ridge Court is being platted with a reduced right-of-way, the area adjacent or along the western portions of Lots 1 through 6 shown as a utility easement (and building setback) shall be indicated as a "street-drainage-utility" easement (in addition to being a building setback).
- D. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities. This covenant shall also require the homeowners' association to be responsible for the maintenance of the "parking strip" between this site's south property line and the driving surface for 21st Street North.

- E. 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.
- F. Since this is a replat of a portion of a previous Addition, with each having various rights to use and obligations to maintain the Reserves of these additions, the applicant shall either provide proof that such rights and obligations exist between the two Additions or submit for recording legal documents assuring this.
- G. Since this plat proposes the platting of narrow street right-of-way with adjacent "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. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 26-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.
- I. The applicant shall provide proof, by letter from the pipeline company or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- J. Since the platlor's text does not now indicate that utilities are being confined to specific easements within Reserve A, uses such as a gazebo or signs would be in conflict with the possible locations of utilities and should therefore not be noted as an allowed use in the platlor's text.
- K. On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay, Jr. as Chairman.
- 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.
- 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. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. 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, December 29, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: R.B.R., Inc., Attn: Randy Dean, 1147 Coach House Ct., Wichita, KS 67235
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

December 29, 1994

STAFF REPORT
(Final Plat Approved 12/22/94)

CASE NUMBER: S/D 94-82 LAKE RIDGE 3RD ADDITION

OWNER/APPLICANT: R.B.R., Inc., Attn: Randy Dean, 1147 Coach House Ct., Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North of 21st Street North and east of Ridge Road

SITE SIZE: 2.73 Acres

NUMBER OF LOTS

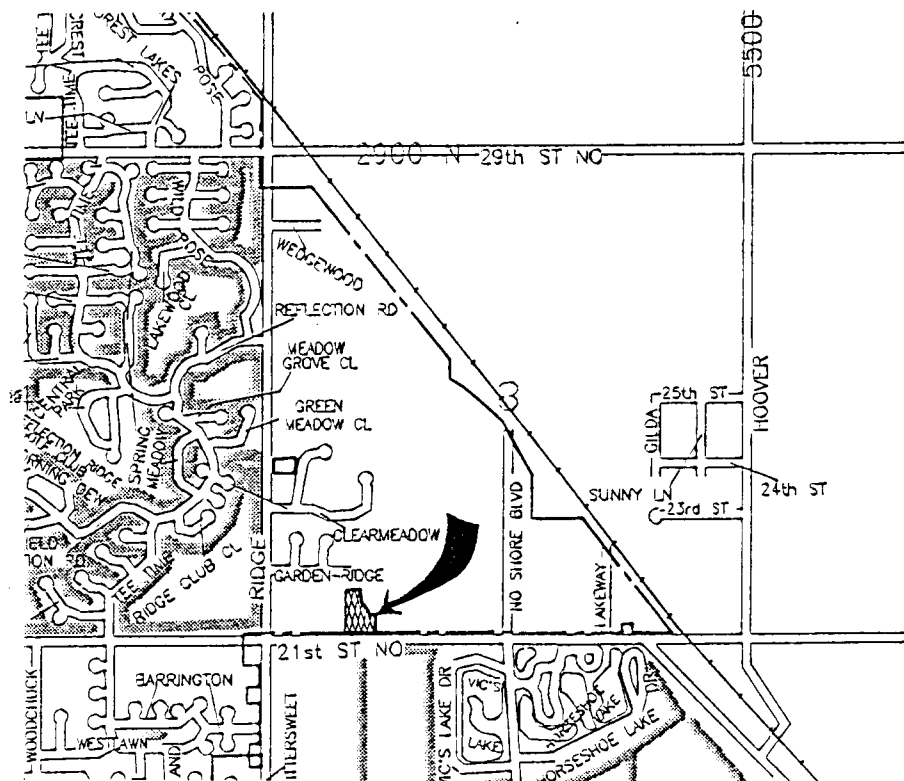
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	<u>6</u>

MINIMUM LOT AREA: 7,200 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. As indicated by City Engineering, the applicant may submit an agreement for the redistribution of existing special assessments involved in the development of this site.

Also, however, an additional guarantee shall be submitted for the extension of sanitary sewer and adjustment of a manhole made necessary by this replat. Also, if determined necessary, a guarantee shall be provided to extend water to certain lots which may not be properly accessible to the existing water line effected by the change in street alignment.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Since Garden Ridge Court is being platted with a reduced right-of-way, the area adjacent or along the western portions of Lots 1 through 6 shown as a utility easement (and building setback) shall be indicated as a "street-drainage-utility" easement (in addition to being a building setback).
- D. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities. This covenant shall also require the homeowners' association to be responsible for the maintenance of the "parking strip" between this site's south property line and the driving surface for 21st Street North.
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- F. Since this is a replat of a portion of a previous Addition, with each having various rights to use and obligations to maintain the Reserves of these additions, the applicant shall either provide proof that such rights and obligations exist between the two Additions or submit for recording legal documents assuring this.
- G. Since this plat proposes the platting of narrow street right-of-way with adjacent "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. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 26-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.

- I. The applicant shall provide proof, by letter from the pipeline company or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- J. Since the plat's text does not now indicate that utilities are being confined to specific easements within Reserve A, uses such as a gazebo or signs would be in conflict with the possible locations of utilities and should therefore not be noted as an allowed use in the plat's text.
- K. On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay, Jr. as Chairman.
- 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.
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