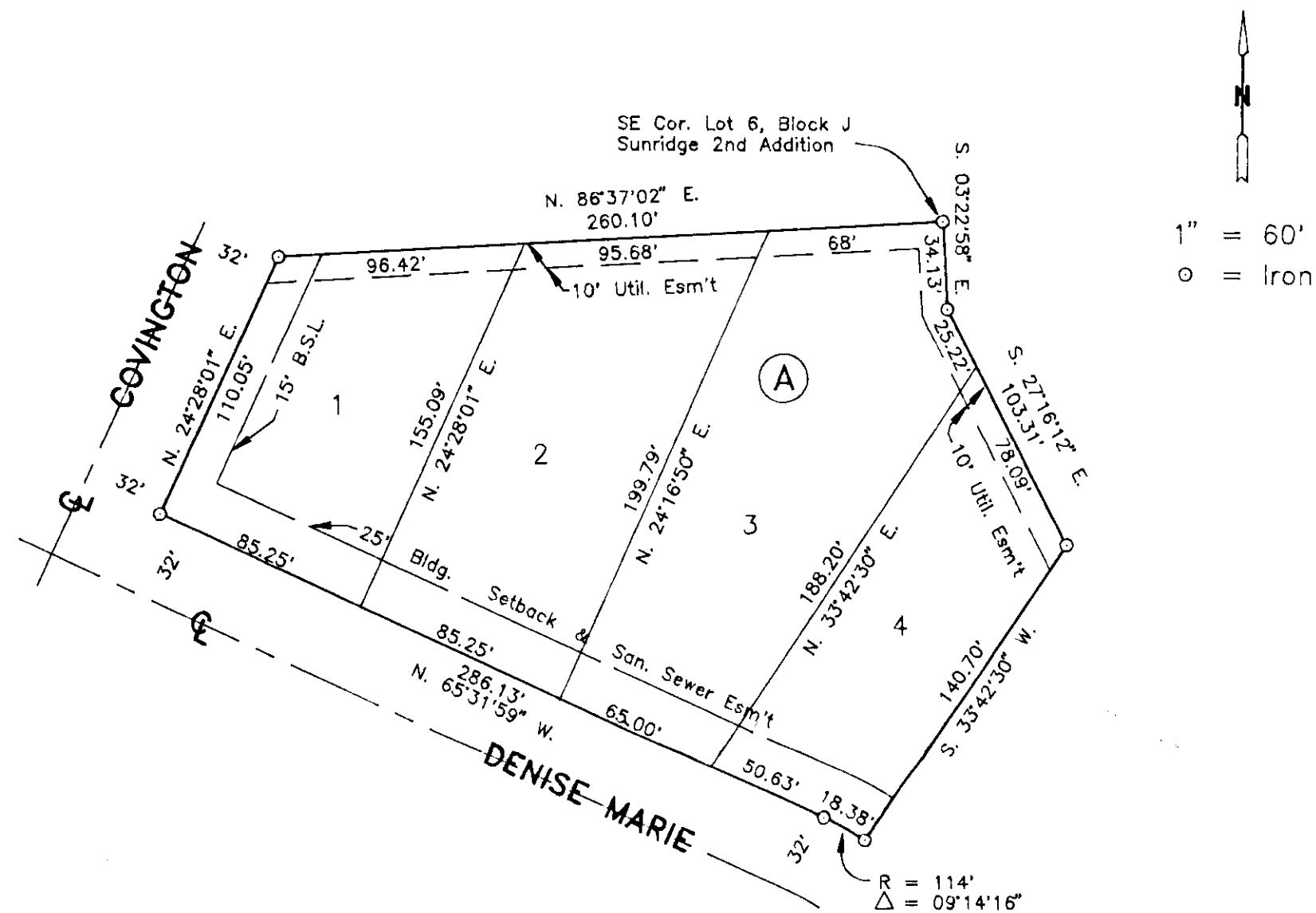


SUNRIDGE 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



THIS PLAT OF "SUNRIDGE 3RD ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION.

DATED THIS 13th DAY OF August, 1995.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
JOHN W. MCKAY, JR.

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT HAS BEEN APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 1995.

_____, MAYOR
BOB KNIGHT

_____, DEPUTY CITY CLERK
PAT BURNETT

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ ON THE _____ DAY OF _____, 1995.

_____, REGISTER OF DEEDS
PAT KETTLER

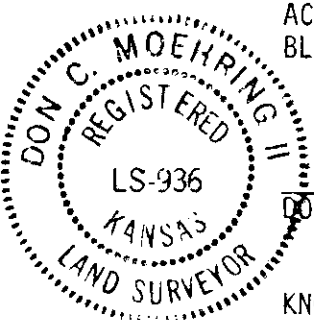
_____, DEPUTY
ED RESA

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1995.

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, DON C. MOEHRING II, A REGISTERED LAND SURVEYOR IN SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED "SUNRIDGE 3RD ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS AND A BLOCK, THE SAME BEING ACCURATELY SET FORTH ON THE ACCOMPANYING PLAT, DESCRIBED AS BEING A REPLAT OF RESERVE "B", BLOCK J, SUNRIDGE 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.



DON C. MOEHRING II, SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT I THE UNDERSIGNED PROPERTY OWNER OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AND A BLOCK, TO BE KNOWN AS "SUNRIDGE 3RD ADDITION", WICHITA SEDGWICK COUNTY, KANSAS. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, AS INDICATED ON THE ACCOMPANYING PLAT, ARE HEREBY GRANTED.

LARIAT CONSTRUCTION CO., L.P.

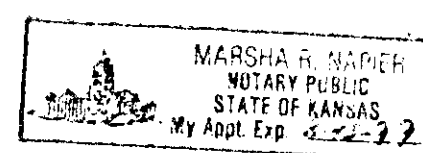
James A. Catron, GENERAL PARTNER
JAMES A. CATRON

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

BE IT REMEMBERED THAT THIS 14 DAY OF August, 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME JAMES A. CATRON, ON BEHALF OF THE PARTNERSHIP, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME ON BEHALF OF AND AS THE ACT AND DEED OF SAID PARTNERSHIP. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

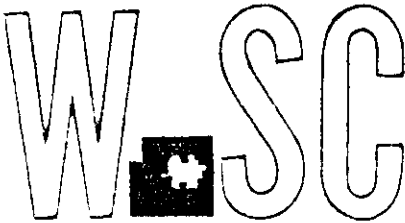
Marsha R. Napier, NOTARY PUBLIC
Marsha R. Napier

MY COMMISSION EXPIRES 3-15-97



Copied from Tracing
8/16/95

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 17, 1992

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 92-31 SUNRIDGE 3RD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 13, 1992, 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 August 7, 1992.

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 developers.

Please call if you have any questions.

Sincerely,

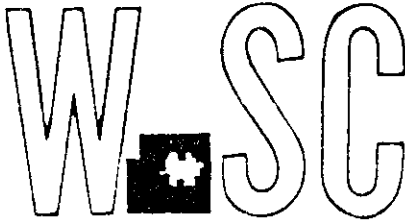
Don Losew
Senior Planner

DL:rh

cc: Mr. Billy Gray, President, Gray Development, Inc., 204 North
Woodchuck, Wichita, KS 67212
Mike Lindebak, City Engineer

201 15 0000

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 7, 1992

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 92-31 Sunridge 3rd Addition (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 6, 1992, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Since this is a replat of an area just recently platted, with petitions already provided for needed improvements, City Engineering has indicated existing petitions need to be amended, and new petitions will be required for sanitary sewer extension.

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

As of 8/15/95 - this has not been done
Prior to this plat being scheduled for City Council review, the applicant shall obtain an adjustment to CUP, DP-118 which allows Parcel 2 (Reserve B of the Sunridge 2nd Addition) to be used for residential purposes.

010/11/94
440 - No note
The applicant is advised that any lots with split zoning ("A" two-family and "AA" one-family) are intended to be developed to the more restrictive use ("AA"). Since this control on development has been established through the CUP, a note shall be placed on the face of the final plat tracing indicating that this site is subject to conditions of the Country Village Community Unit Plan, DP-118, on file with the Metropolitan Area Planning Department.

C. 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.

- ~~F.~~ 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.
- G. 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.

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, August 13, 1992 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

cc: Mr. Billy Gray, President, Gray Development, Inc., 204 North
Woodchuck, Wichita, KS 67212
Mike Lindebak, City Engineer

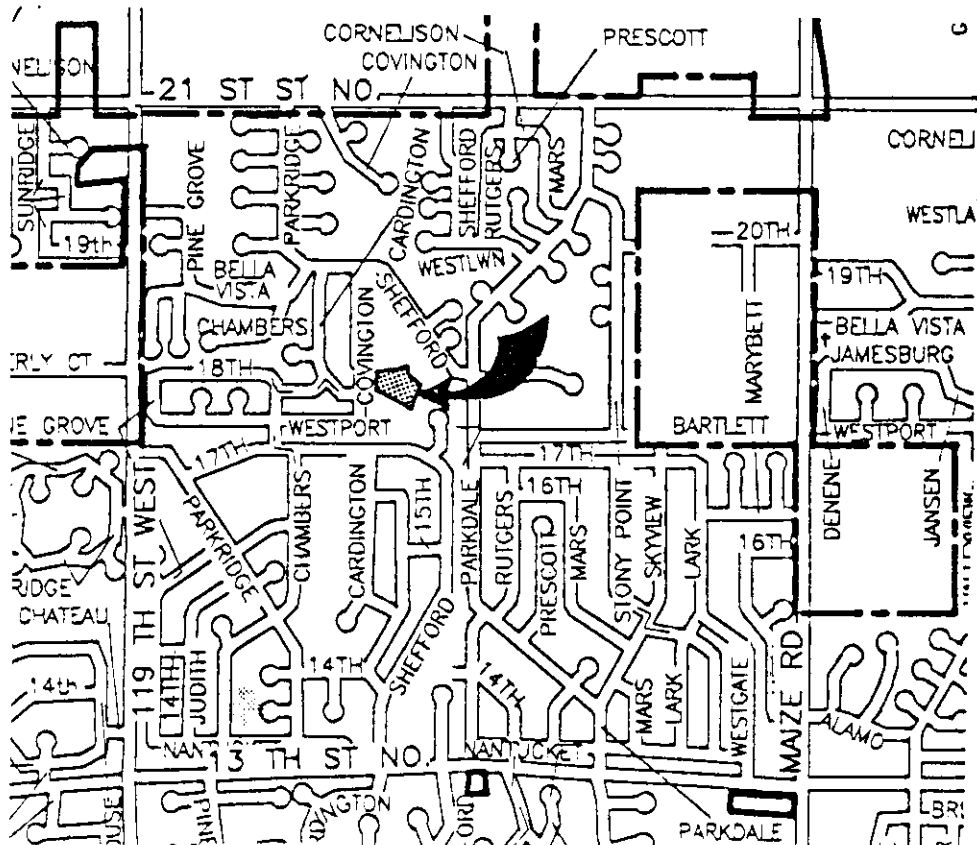
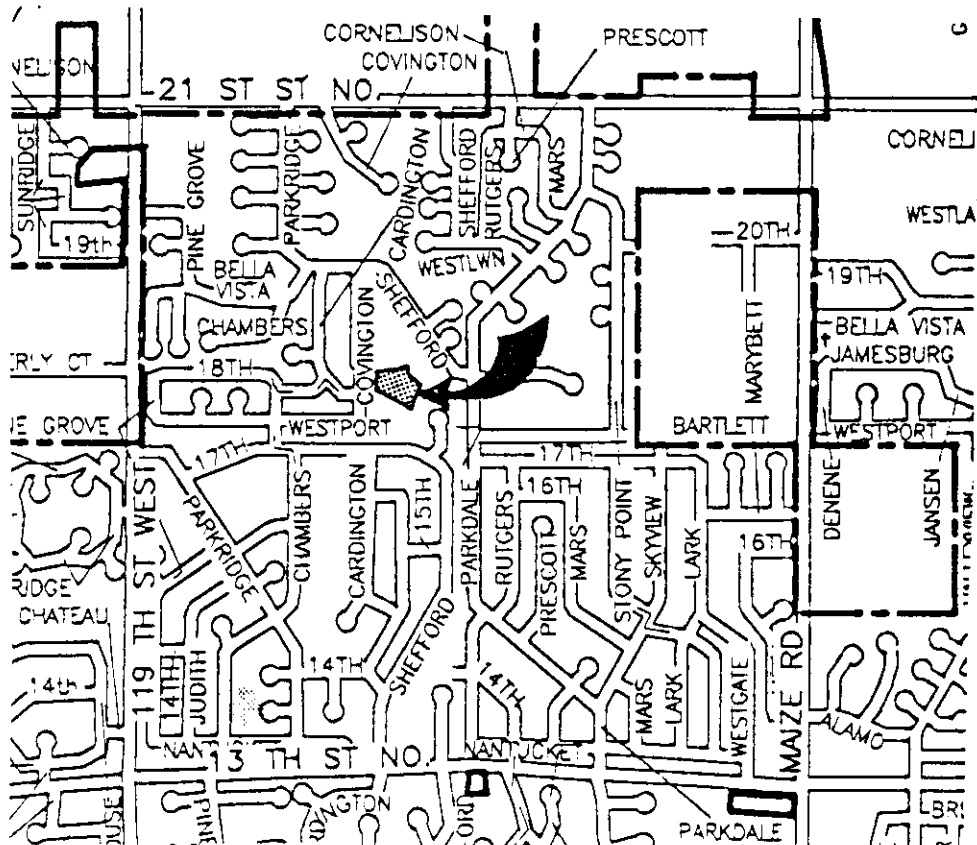
AGENDA ITEM NO.

August 13, 1992

STAFF REPORT
(Final Plat)

<u>CASE NUMBER:</u>	S/D 92-31 - SUNRIDGE 3RD ADDITION
<u>OWNER/APPLICANT:</u>	Gray Development, Inc., 204 North Woodchuck, Wichita, KS 67212
<u>SURVEYOR/ENGINEER:</u>	Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211
<u>LOCATION:</u>	South of 21st Street North and east of 119th Street West
<u>SITE SIZE:</u>	1.27 acres
<u>NUMBER OF LOTS</u>	
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4
<u>MINIMUM LOT AREA:</u>	11,302 sq. ft.
<u>CURRENT ZONING:</u>	"A" two-family

VICINITY MAP:



NOTE: This Addition involves a replat of a Reserve originally platted for open space, playground, etc. type uses for the Sunridge 2nd Addition. Those same uses have also been indicated for this site in the Country Village Community Unit Plan (CUP), DP-118 which covers this area. The lots now being platted from the previous Reserve B of the Sunridge 2nd Addition, corresponds to Parcel 2 of the CUP. The applicant has proposed this change to residential lots because a public park is now being planned just to the north of the site. Since lots have not yet been sold in the Sunridge 2nd Addition, no homeowners association has yet been formed which would have been involved in the Reserve's ownership and maintenance.

STAFF COMMENTS:

- A. Since this is a replat of an area just recently platted, with petitions already provided for needed improvements, City Engineering has indicated existing petitions need to be amended, and new petitions will be required for sanitary sewer extension.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Prior to this plat being scheduled for City Council review, the applicant shall obtain an adjustment to CUP, DP-118 which allows Parcel 2 (Reserve B of the Sunridge 2nd Addition) to be used for residential purposes.
- D. The applicant is advised that any lots with split zoning ("A" two-family and "AA" one-family) are intended to be developed to the more restrictive use ("AA"). Since this control on development has been established through the CUP, a note shall be placed on the face of the final plat tracing indicating that this site is subject to conditions of the Country Village Community Unit Plan, DP-118, on file with the Metropolitan Area Planning Department.
- E. 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.
- F. 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.
- G. 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.

S/D 92-31 - SUNRIDGE 3RD ADDITION

Page 3

H. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

Note: This plat has been submitted in final form only.