

HUNTERS RIDGE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) do hereby certify that we have surveyed and platted "HUNTERS RIDGE 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 through 28, Block 9, and Lots 1 through 10, Block 10, and Lots 1 through 25, Block 11, TOGETHER with that part of Parkridge lying east of and adjacent to Lots 1 through 10 in said Block 10, and that part of Blake and Cardington lying between said Blocks 9 and 11, and all of Blake Ct. lying in said Block 11, all as platted in Pawnee Mesa Addition, an Addition to Sedgwick County, Kansas.

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

All being situated in the E1/2 of the SW1/4 of Sec. 31, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, and Streets, to be known as "HUNTERS RIDGE ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Pawnee Ave. over and across the south line of Lot 1, Block A, and over and across the south line of Lots 1 and 13, Block B, and over and across the south line of Lots 1 and 28, Block C are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Greystone Construction, Inc.

This plat of "HUNTERS RIDGE 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

William M. Johnson, Chairman
William M. Johnson

Marvin S. Krout, Secretary
Marvin S. Krout

Quentin Moeder, Vice-President
Quentin Moeder

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1999.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

State of Kansas) SS The foregoing instrument acknowledged before me, this 1ST day of MARCH, 1999, by Quentin Moeder, Vice-President of Greystone Construction, Inc., on behalf of the corporation.

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

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

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

Entered on transfer record this _____ day of _____, 1999.

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

Emprise Bank

_____, County Clerk
James Alford

Sam E. Trummel, 3/2/99
SAM E. TRUMMEL (Title)

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1999, at _____ o'clock _____ M.; and is duly recorded.

_____, Register of Deeds
Bill Meek

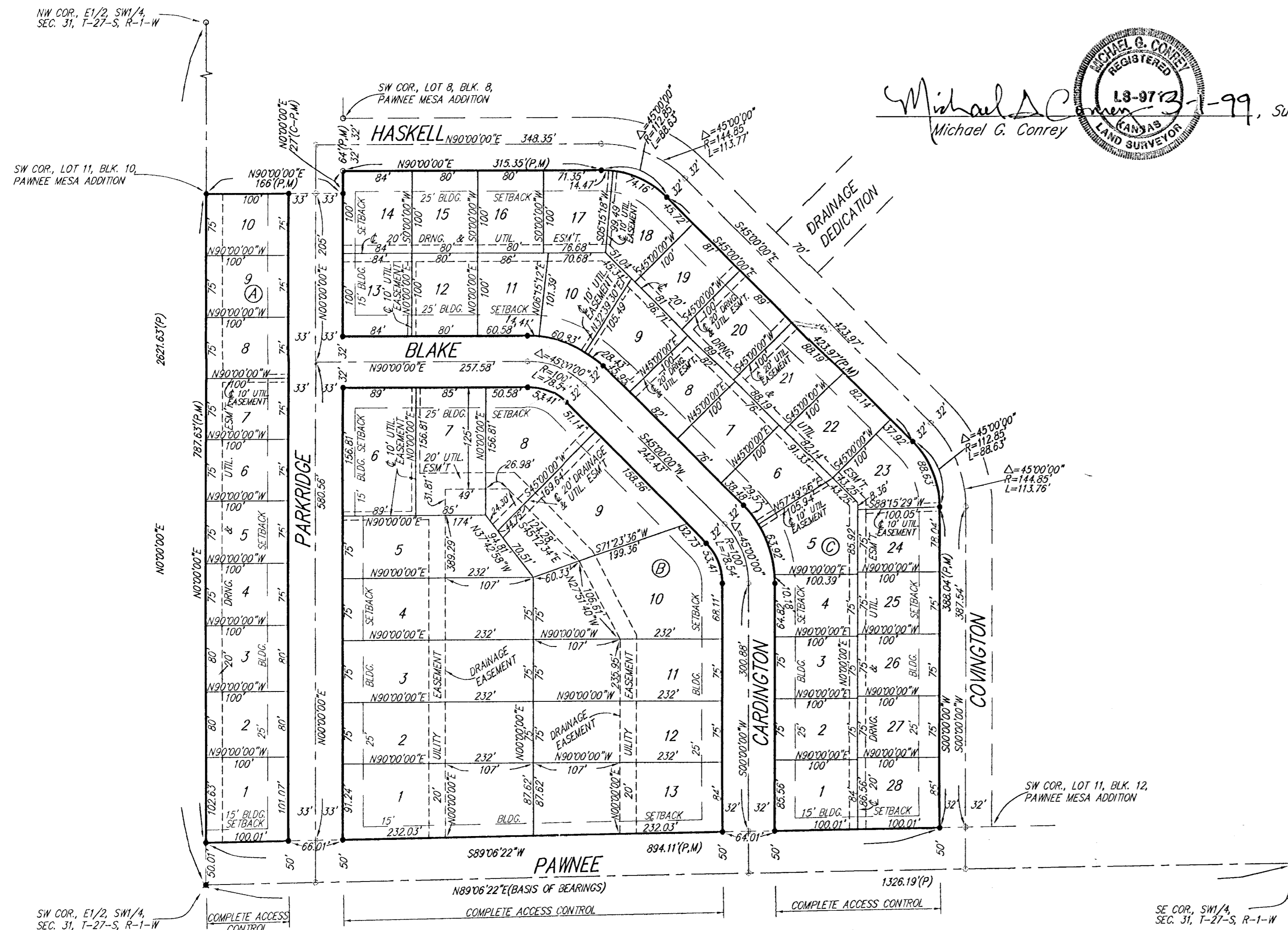
_____, Deputy
Linda Kizzire

State of Kansas) SS The foregoing instrument acknowledged before me, this 2ND day of MARCH, 1999, by SAM E. TRUMMEL, SR. VICE-PRESIDENT of Emprise Bank, on behalf of the bank.

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

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

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

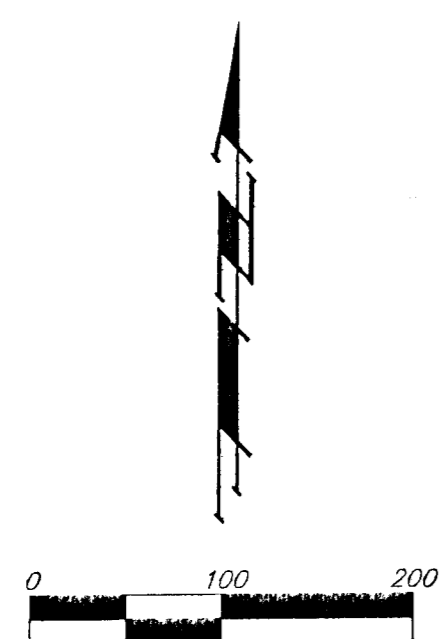


BLOCK	LOT(S)	ELEVATION (PER CITY DATUM)
B	1-13	145.0

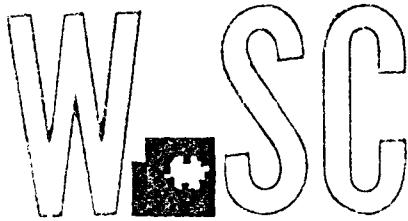
- #4 REBAR (FOUND)
- #5 REBAR (FOUND)
- 1/2" IRON (FOUND)
- #4 REBAR w/ "BAUGHMAN" CAP (FOUND)

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

BENCHMARK:
CITY OF WICHITA BENCHMARK DISC -
1/2 MI. EAST OF 115TH ST. W. ON
SOUTH SIDE OF PAWNEE, 34' SOUTH
OF E. OF PAWNEE, 6' WEST OF
HEDGE ROW SOUTH
ELEV. = 145.50 CITY DATUM



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

January 29, 1999

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

RE: S/D 98-115 -- Final Plat of HUNTERS RIDGE ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on January 28, 1999, 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 January 22, 1999.

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 four (4) 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 the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

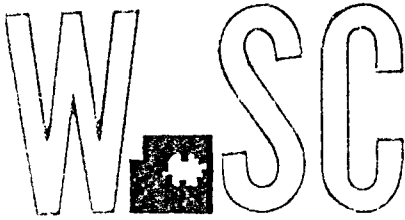
Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES:ch

Copies to: Quentin J. Moeder, Greystone Construction, Inc., 4700 W. Irving, Wichita, KS
67209
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



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January 22, 1999

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

RE: S/D 98-115 -- Final Plat of HUNTERS RIDGE ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 21, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat and authorize subject to:

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots. City Engineering needs to comment on the need for other guarantees or easements. *A utility easement will need to be platted to cover an existing sewer line or a guarantee provided for the abandonment of the sewer.*
- 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. A restrictive covenant shall be submitted addressing ownership and maintenance of the drainage easement.*
- D. The applicant shall guarantee the paving of the proposed interior streets. This paving guarantee shall also provide for sidewalks on one side of the 64-ft streets and on both sides of Parkridge, which is platted as a 66-ft collector. *A guarantee shall be provided to extend the paving of Parkridge to connect with the existing pavement north of the plat.*
- E. The access controls shall be referenced in the plat's text on the final plat.
- F. Traffic Engineering needs to comment on the need for improvements to Pawnee.
- G. 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.)

- H. 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.
- I. 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.
- 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 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. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (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 any additional utility easements to be platted on this property. The final plat has not denoted requested easements between lots 7 and 8, Block A. KGE has requested additional easements.
- O. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of Autocad. 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 final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 28, 1999, at 1:30 p.m.

S/D 98-115 -- Final Plat of HUNTERS RIDGE ADDITION

January 22, 1999

Page 3

If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive style with a large "N" and "S".

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Quentin J. Moeder, Greystone Construction, Inc., 4700 W. Irving,
Wichita, KS 67209
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT

(Final Plat Approved 1/21/99; Preliminary Plat Approved 12/10/98)

CASE NUMBER: S/D 98-115 - HUNTERS RIDGE ADDITION

OWNER/APPLICANT: Greystone Construction, Inc., Attn: Quentin J. Moeder,
4700 W. Irving, Wichita, KS 67209

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

LOCATION: North side of Pawnee, East of 119th St. West

SITE SIZE: 15.95 acres

NUMBER OF LOTS

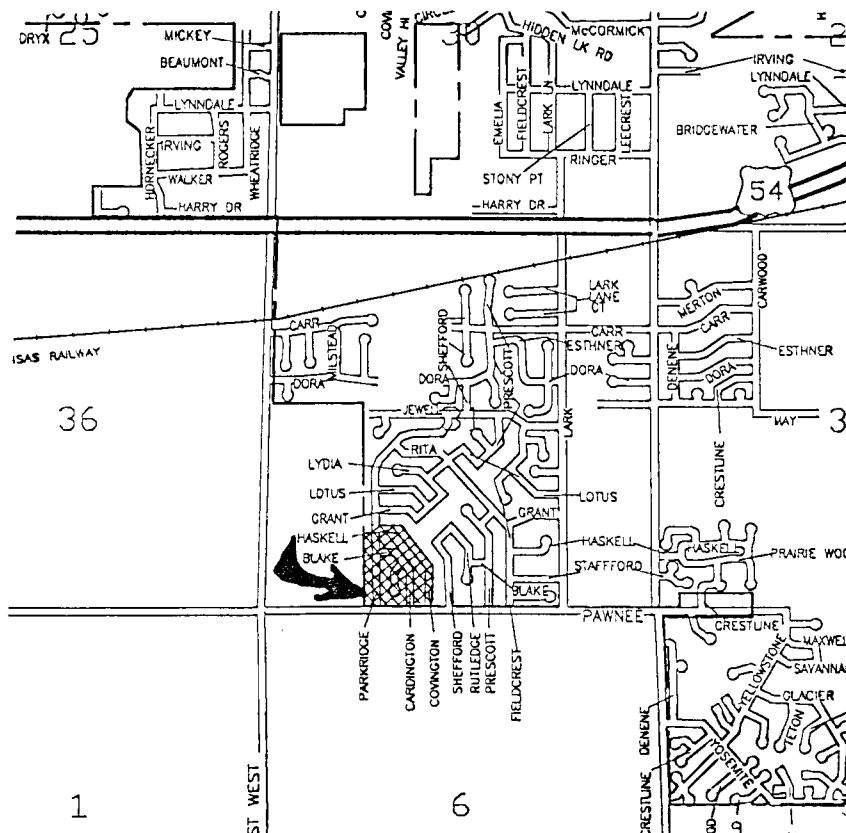
Residential:	51
Office:	
Commercial:	
Industrial:	
Total:	<u>51</u>

MINIMUM LOT AREA: 7,500 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of the Pawnee Mesa Addition. This replat reduces the number of lots from 25 to 13 lots in Block 2, and eliminates a cul-de-sac from the inner loop street.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots. **City Engineering** needs to comment on the need for other guarantees or easements. **A utility easement will need to be platted to cover an existing sewer line or a guarantee provided for the abandonment of the sewer.**
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