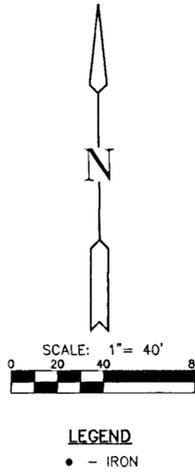
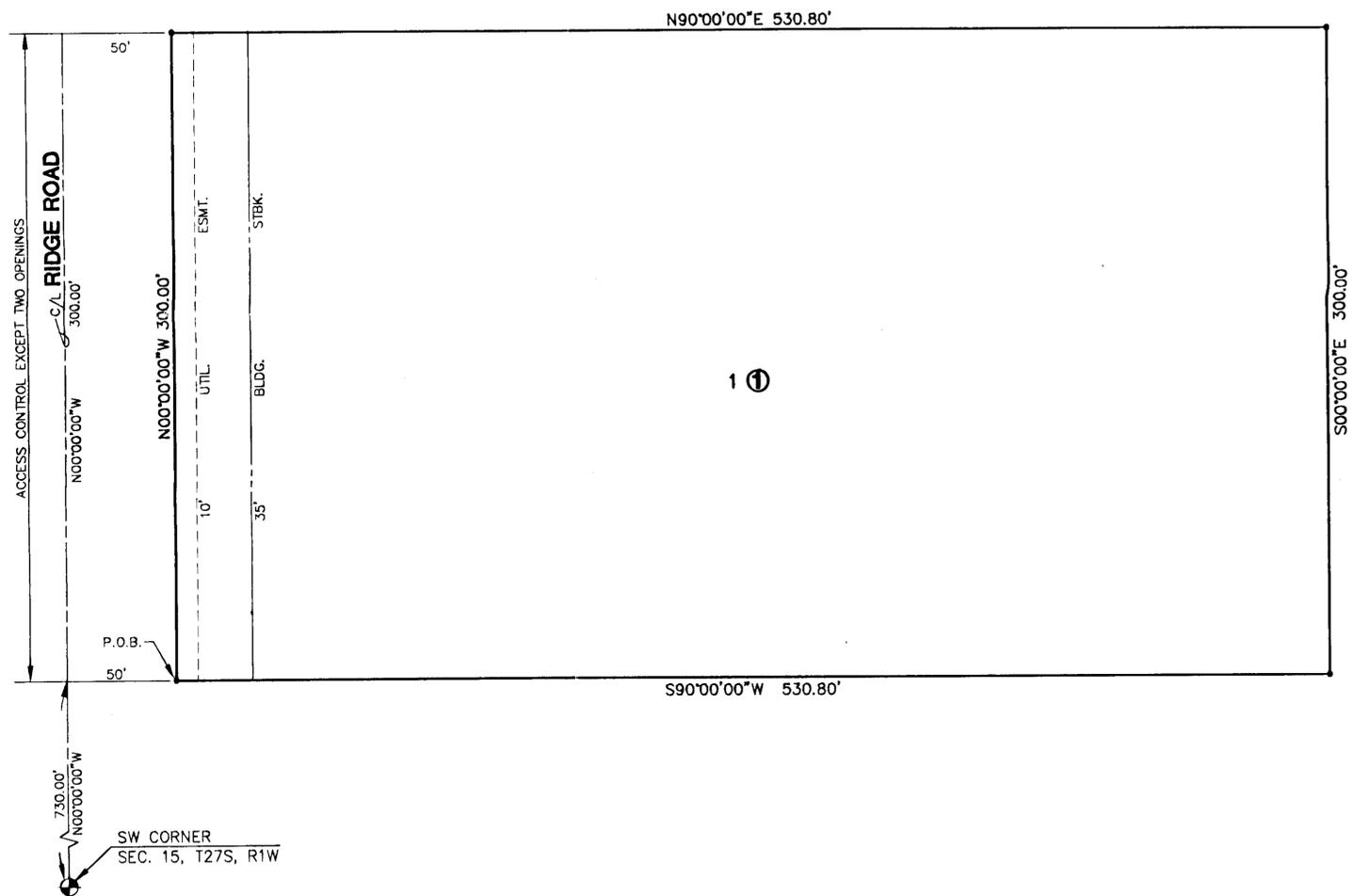


# FINAL PLAT

## JOHNSON'S GARDEN CENTER RIDGE ADDITION

### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



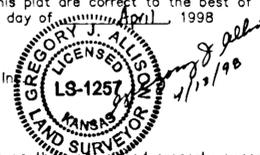
I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "JOHNSON'S GARDEN CENTER RIDGE ADDITION", an addition to Wichita, Sedgwick County, Kansas, into a lot and a block the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the West Half of the Southwest Quarter, Section 15, Township 27 South, Range 1 West of the 6th. P.M., Wichita, Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point 50.00 feet East of the West line and 730.00 feet North of the Southwest corner of said Quarter Section; thence N 00° 00' 00" W, 300.00 feet parallel with said West line; thence N 90° 00' 00" E, 530.80 feet; thence S 00° 00' 00" E, 300.00 feet parallel with said West line; thence N 90° 00' 00" W, 530.80 feet to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 24th day of April, 1998

Gregory J. Allison, R.L.S. #1257  
 Mid-Kansas Engineering Consultants, Inc.  
 411 N. Webb Road  
 Wichita, KS 67206



Know all men by these presents that we the undersigned property owners of the land as above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into a lot and a block the same to be known as "JOHNSON'S GARDEN CENTER RIDGE ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage, are hereby granted to the City of Wichita. All abutters right of access to or from Ridge Road over and across the West line of JOHNSON'S GARDEN CENTER RIDGE ADDITION, are hereby granted to the City of Wichita, provided however that Lot 1 shall have 2 openings, as indicated on the face of the plat.

JOHNSON LTD., JOINT VENTURE  
Martin E. Johnson, President  
Nancy E. Johnson, Secretary

Lincoln D. Johnson, Vice President  
Angela R. Johnson, Treasurer

STATE OF KANSAS )  
 SEDGWICK COUNTY ) ss.

BE IT REMEMBERED, that on this 23rd day of April, 1998, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Martin E. Johnson, President, Lincoln D. Johnson, Vice President, Nancy E. Johnson, Secretary, and Angela R. Johnson, Treasurer Johnson Ltd. Joint Venture, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Deborah S. McGinnis  
 Notary Public: 
 My appointment expires: October 31, 2001

We, Emprise Bank, mortgagees on the above described property, do hereby consent to the plat of "JOHNSON'S GARDEN CENTER RIDGE ADDITION".

EMPRISE BANK  
Barry Schmidt

STATE OF KANSAS )  
 SEDGWICK COUNTY ) ss.

BE IT REMEMBERED, that on this 23rd day of April, 1998, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Barry Schmidt to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Melanie R. Penner  
 Notary Public: 
 My appointment expires: 5-10-98

This plat of "JOHNSON'S GARDEN CENTER RIDGE ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission of Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, Chairman  
 Richard E. Lopez

\_\_\_\_\_, Secretary  
 Marvin S. Krout

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_, Mayor  
 Bob Knight

\_\_\_\_\_, City Clerk  
 Pat Burnett

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_, County Clerk  
 James Alford

STATE OF KANSAS )  
 SEDGWICK COUNTY ) ss.

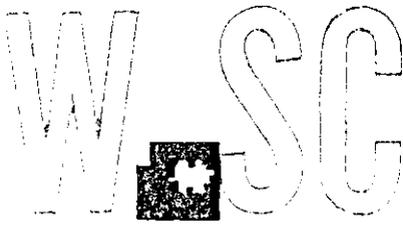
This is to certify that this instrument was filed for record in the Register of Deeds office this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_, Register of Deeds  
 Larry Consover

\_\_\_\_\_, Deputy  
 Michael D. Hurtt

*find tracing  
 rec'd  
 5-15-98*

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL -- TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
315) 258-4421  
FAX 315) 258-4390

February 26, 1998

Mid Kansas Engineering Consultants, Inc.  
Attn.: Greg Allison  
411 North Webb Road  
Wichita KS 67206

Re: S/D 98-9 -- One-Step Final Plat of JOHNSON'S GARDEN CENTER RIDGE

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 26, 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 February 20, 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 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 this plat. This will be used by the City and County GIS Departments.

S/D 98-9 -- One-Step Final Plat of JOHNSON'S GARDEN CENTER RIDGE  
February 26, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

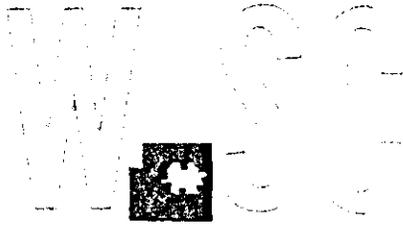
A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\lfb

cc: Johnson Ltd. Joint Venture, 2707 W. 13th St. North, Wichita, KS 67203  
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

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1388  
(316) 268-4421  
FAX (316) 268-4330

February 20, 1998

Mid Kansas Engineering Consultants, Inc.  
411 North Webb Road  
Wichita KS 67206

Re: S/D 98-9 -- One-Step Final Plat of JOHNSON'S GARDEN CENTER RIDGE

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 19, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any additional guarantees are required. No guarantees are required.
- 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. The plat proposes access control except for two openings along Ridge; which corresponds to the existing two driveway openings on the site. Traffic Engineering needs to indicate if two access openings within 300 feet of frontage is acceptable. The applicant shall guarantee the closure of any opening located in an area of complete access control. Traffic Engineering approves the two access openings being platted and requests a meeting with the applicant before any relocation of the existing driveways occurs.
- E. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- F. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize



the effects of noise pollution in the habitable structures constructed on subject property.

- G. The MAPC Chair should read "Richard E. Lopez".
- H. **Traffic Engineering** needs to comment on the need, if any, for improvements to Ridge Road.
- I. 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.)
- J. 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.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. 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.

S/D 98-9 -- One-Step Final Plat of JOHNSON'S GARDEN CENTER RIDGE  
February 20, 1998 - Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 26, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in cursive script that reads "Neil Evan Strahl".

Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\lfb  
Enclosure

cc: Johnson Ltd. Joint Venture, 2707 W. 13th St. North, Wichita, KS 67203  
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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-12

February 26, 1998

**STAFF REPORT**  
**(One-Step Final Plat-Approved 02/16/98)**

**CASE NUMBER:** S/D 98-9 - JOHNSON'S GARDEN CENTER RIDGE

**OWNER/APPLICANT:** Johnson Ltd. Joint Venture, 2707 West 13th Street  
North, Wichita, KS 67203

**SURVEYOR/ENGINEER:** Mid Kansas Engineering Consultants, Inc., 411 North  
Webb Road, Wichita, KS 67206

**LOCATION:** East side of Ridge, North of Central

**SITE SIZE:** 3.66 acres

**NUMBER OF LOTS**

Residential:

Office:

Commercial: 1

Industrial: 1

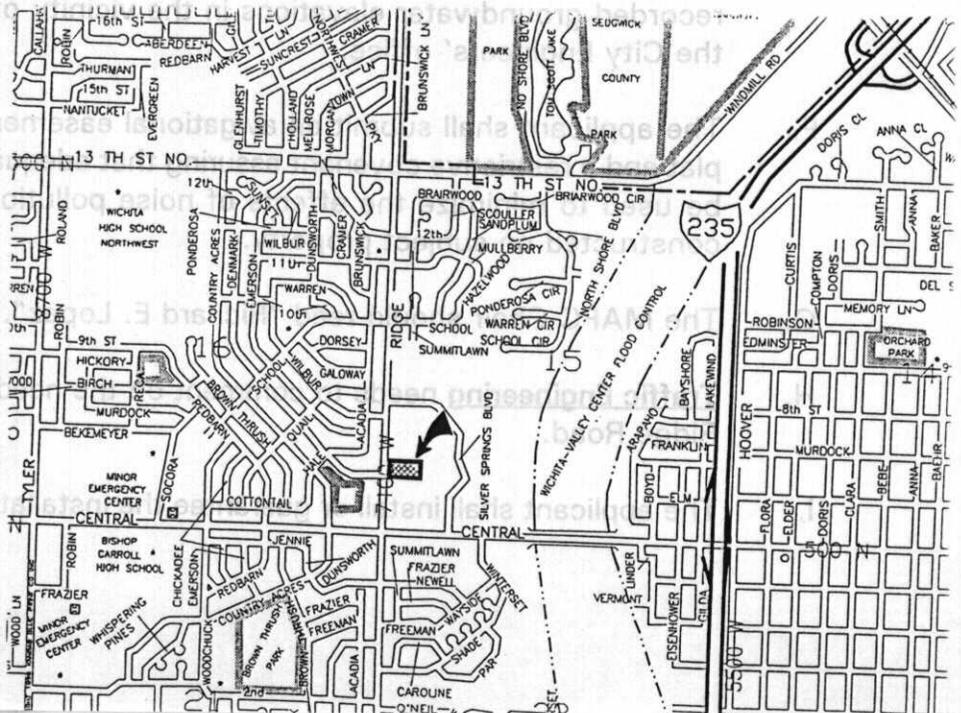
Total: 1

**MINIMUM LOT AREA:** 3.66 acres

**CURRENT ZONING:** LC, Limited Commercial

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This is an unplatted parcel containing existing commercial buildings.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. **City Engineering** needs to verify if any additional guarantees are required. *No guarantees are required.*
- 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. The plat proposes access control except for two openings along Ridge; which corresponds to the existing two driveway openings on the site. **Traffic Engineering** needs to indicate if two access openings within 300 feet of frontage is acceptable. The applicant shall guarantee the closure of any opening located in an area of complete access control. *Traffic Engineering approves the two access openings being platted and requests a meeting with the applicant before any relocation of the existing driveways occurs.*
- E. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- F. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- G. The MAPC Chair should read "Richard E. Lopez".
- H. **Traffic Engineering** needs to comment on the need, if any, for improvements to Ridge Road.
- I. 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.)

- J. 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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- P. 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.