

FINAL TRACING REC'D 4.15.14

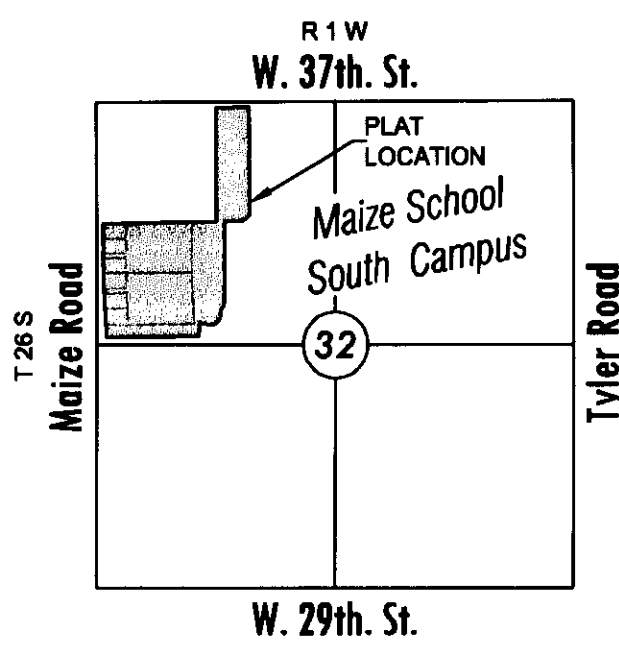
FILE COPY SUB 2011-55

FINAL PLAT

FOX RIDGE PLAZA ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

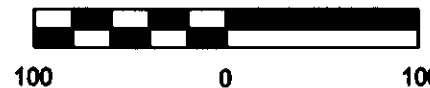
A replat of a portion of Maize South School Campus Addition



VICINITY MAP



1"=100' / 1 : 1200



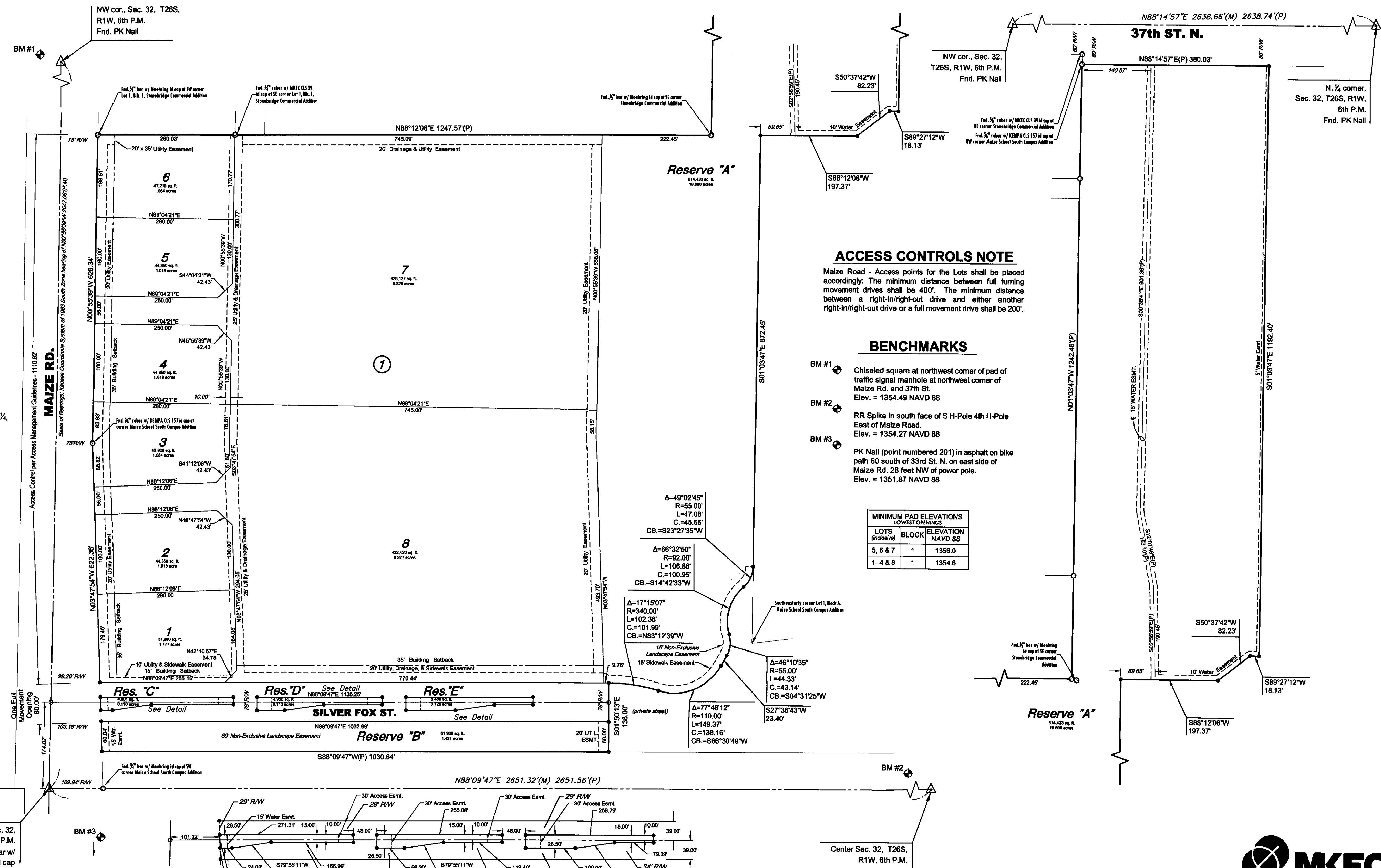
Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of N00°55'39"W along the West line of the Northwest 1/4, Sec. 32, T26S, R1W, 6th P.M.

This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014

LEGEND

Date of Survey: Oct. 5th, 2011

- △ = Section corner monument found
- = Found see annotation
- = Set 3/4" rebar w/ MKEC CLS 39 id. cap
- (M) = Measured
- (P) = Platted



ACCESS CONTROLS NOTE

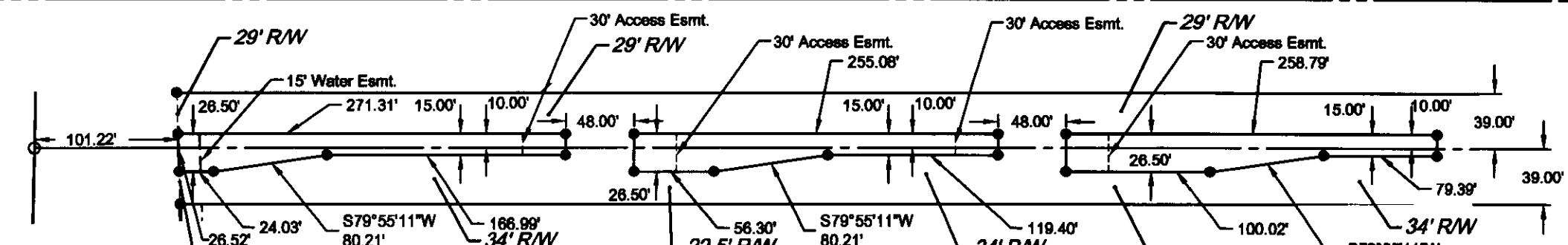
Maize Road - Access points for the Lots shall be placed accordingly: The minimum distance between full turning movement drives shall be 400'. The minimum distance between a right-in/right-out drive and either another right-in/right-out drive or a full movement drive shall be 200'.

BENCHMARKS

- BM #1 Chiseled square at northwest corner of pad of traffic signal manhole at northwest corner of Maize Rd. and 37th St. Elev. = 1354.49 NAVD 88
- BM #2 RR Spike in south face of S H-Pole 4th H-Pole East of Maize Road. Elev. = 1354.27 NAVD 88
- BM #3 PK Nail (point numbered 201) in asphalt on bike path 60 south of 33rd St. N. on east side of Maize Rd. 28 feet NW of power pole. Elev. = 1351.87 NAVD 88

MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOTS (including)	BLOCK	ELEVATION NAVD 88
5, 6 & 7	1	1356.0
1-4 & 8	1	1354.6

DETAILS RESERVES "C", "D", AND "E"



Project: 20111010377 Name: Fox Ridge Plaza-Commercial Addition 11/17/11 Date: 04/04/2014 11:44:10 PM CST
Fox Ridge Plaza (SUB 2011-00058)

FINAL PLAT
FOX RIDGE PLAZA ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
A replat of a portion of Maize South School Campus Addition

CERTIFICATE OF SURVEY

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 "FOX RIDGE PLAZA ADDITION", an addition to Wichita, Sedgwick County, Kansas, into a Lots, a Block, Reserves, and a Street, the same being accurately set forth in the accompanying plat and described herein:

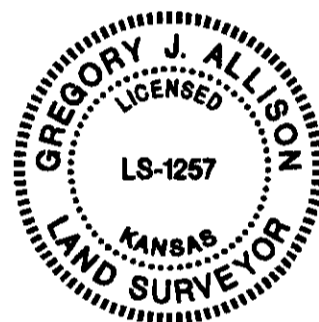
A contiguous tract of land lying within portions of Lots 1 and 2, Block A, and a portion of Reserve B, Maize South School Campus Addition, an addition to Wichita, Sedgwick County, Kansas, said contiguous tract being more particularly described as follows:
 BEGINNING at the northwest corner of said Lot 2, thence along the northerly line of said addition, being coincident with the south line of Stonebridge Commercial Addition, an addition to Wichita, Sedgwick County, Kansas, on a Kansas coordinate system of 1983 south zone bearing of N89°12'08"E, 1247.57 feet; thence along the westerly line of said addition, being coincident with the east line of said Stonebridge Commercial Addition, N01°03'47"W, 1242.48 feet to a point lying 80.00 feet south of the north line of said Northwest Quarter, Section 32, Township 28 South, Range 1 West of the Sixth Principal Meridian; thence parallel with and 80.00 feet south of said north line; thence N89°14'57"E, 380.03 feet; thence S01°03'47"E, 1192.40 feet; thence S89°27'12"W, 18.13 feet; thence S50°37'42"W, 82.23 feet; thence S89°12'08"W, 197.37 feet to the east line of said Reserve B; thence along said east line; thence S01°03'47"E, 872.45 feet to a point on a curve to the right, having a radius of 55.00 feet, a central angle of 49°02'45", a chord bearing of S23°27'35"W, and a chord distance of 45.66 feet; thence along the arc of said curve a distance of 47.08 feet to a point on a curve to the left, having a radius of 92.00 feet, a central angle of 66°32'50", a chord bearing of S14°42'33"W, and a chord distance of 100.95 feet; thence along the arc of said curve a distance of 106.86 feet to a point on a curve to the right, having a radius of 55.00 feet, a central angle of 46°10'35", a chord bearing of S04°31'25"W, and a chord distance of 43.14 feet; thence along the arc of said curve a distance of 44.33 feet; thence S27°36'43"W, 23.40 feet to a point on a curve to the right, having a radius of 110.00 feet, a central angle of 77°48'12", a chord bearing of S66°30'49"W, and a chord distance of 138.18 feet; thence along the arc of said curve a distance of 149.37 feet to a point on a curve to the left, having a radius of 340.00 feet, a central angle of 17°15'07", a chord bearing of N83°12'39"W, and a chord distance of 101.99 feet; thence along the arc of said curve a distance of 102.38 feet; thence S01°50'13"E, 138.00 feet to the south line of said Reserve B, said Maize South School Campus Addition; thence along the south lines of said Reserve B and Lot 2, S88°09'47"W, 1030.64 feet to the west line of said addition; thence along said west line for the next two courses, N03°47'54"W, 622.36 feet; thence N00°55'39"W, 626.34 feet to the POINT OF BEGINNING.

CONTAINING: 2,095,019 square feet or 48.1 acres of land, more or less.

All easements, right-of-ways, building setbacks, and access controls, together with all other public dedications within the above described property, are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ____ day of _____, 2014.

Gregory J. Allison, PE, LS #1257
 MKEC Engineering, Inc.
 411 North Webb Road
 Wichita, Kansas 67206



OWNER'S CERTIFICATE

Know all men by these presents that the undersigned property owner of the land above set forth in the Registered Land Surveyor's Certificate, has caused the same to be surveyed and platted into a Lots, a Block, Reserves, and a Street the same to be known as "FOX RIDGE PLAZA ADDITION," an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of public utilities, drainage, and sidewalks, as indicated on the accompanying plat are hereby granted to the public. The non-exclusive landscape easements are hereby granted to the undersigned owner and their successor's and assigns.

The streets are hereby dedicated to and for the use of the public.

All abutters rights of access to or from Maize Road over and across the west line of "FOX RIDGE PLAZA ADDITION," are hereby granted to the appropriate governing body, as indicated hereon.

Reserve "A" is platted for floodway, drainage, landscaping, irrigation, open space, monuments, and walls / berms within the east and southmost 15 feet thereof, and utilities confined by easement(s) or rights-of-way. Reserve "B", is platted for landscaping, irrigation, berms, screening measures, monuments, walls, and utilities confined by easement(s) or rights-of-way. Reserves "C", "D", & "E" are platted for wayfinding signs, landscaping, monuments, irrigation, berms, and utilities confined by easement(s) or rights-of-way. The Reserves shall be owned and maintained by the owner(s) of Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 1, and/or their successors, assigns, and/or a Lot Owner's Association.

A drainage plan has been developed for this plat. All drainage easements, right-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

This plat is subject to the conditions of Community Unit Plan DP 330.

Maize Unified School District No. 266,
 Sedgwick County, State of Kansas

_____, Superintendent
 Doug Powers, Superintendent

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on ____ day of _____, 2014, by Doug Powers, Superintendent of Maize Unified School District No. 266, Sedgwick County, State of Kansas.

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

_____, Notary Public
 Notary Public: _____
 My Term Expires: _____

PLANNING COMMISSION CERTIFICATE

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

Dated this ____ day of _____, 2014

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chair
 Don Klausmeyer, Chair

Attest: _____, Secretary
 John L. Schlegel, Secretary

Affix to APC Seal

GOVERNING BODY CERTIFICATE

The dedications shown on this plat are hereby accepted and this plat is hereby approved by the governing body of the City of Wichita, Kansas.

Dated this ____ day of _____, 2014

At the direction of the City Council.

_____, Mayor
 Carl Brewer, Mayor

Attest: _____, City Clerk
 Karen Sublett, City Clerk

Affix City Seal

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2014.

_____, Deputy County Surveyor
 Tricia L. Robello, LS #1246
 Deputy County Surveyor
 Sedgwick County, Kansas

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this ____ day of _____, 2014

_____, County Clerk
 Kelly B. Arnold, County Clerk

Affix to County Seal

REGISTER OF DEEDS' CERTIFICATE

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 _____, 2014, at _____ o'clock __M; and is duly recorded.

_____, Register of Deeds
 Bill Meek, Register of Deeds

Attest: _____, Deputy
 Tonya E. Buckingham, Deputy

Affix to County Seal

