TIMBER RIDGE 4TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Copied from Tracing
3/13/97

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "TIMBER RIDGE 4TH 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 15 and 16, Block 1, Timber Ridge 2nd Additon, Wichita, Sedgwick County, Konsas.

All being situated in the NW1/4 of Sec. 8, 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 Company, P.A.

Michael G. Conrey — 1373 — 3/13/97
Michael G. Conrey, Surveyor

MICHAEL G. CONREY — REGISTERED — NO. 1373 — NSAS — LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots to be known as "TIMBER RIDGE 4TH ADDITION", Wichita, Sedgwick County, Kansas. The wall easements are hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines are allowed to cross these easements. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The storm sewer easement is hereby granted as indicated for the construction and maintenance of a storm sewer system. The drainage and utility easement is 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 construction of the screening wall at locations where sanitary sewers and storm sewers cross the screening wall easement shall be approved by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from 21st Street North and to or from Maize Road and to or from 20th Street North shall be as indicated on the face of the plat.

B. & E. Investments, Inc.

Mat hias F. Eck, President
Mat hias F. Eck

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 10TH day of MARCH, 1997, by Mat hias F. Eck, President of B. & E. Investments, Inc., on behalf of the corporation.

Philip J. Meyer Notary Public
PHILIP J. MEYER

My App't. Exp. 5/5/97

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

We, the undersigned, holders of a mortgage on the above described property do hereby consent to the plat of "TIMBER RIDGE 4TH ADDITION", Wichita, Sedgwick County, Kansas.

First National Bank of Anthony

Richard Ciemny, V.P.
RICHARD CIEMNY (Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 10th day of March, 1997, by Richard Ciemny, Vice President of First National Bank of Anthony, on behalf of the bank.

Doris M. McGinnis Notary Public
DORIS M. McGINNIS

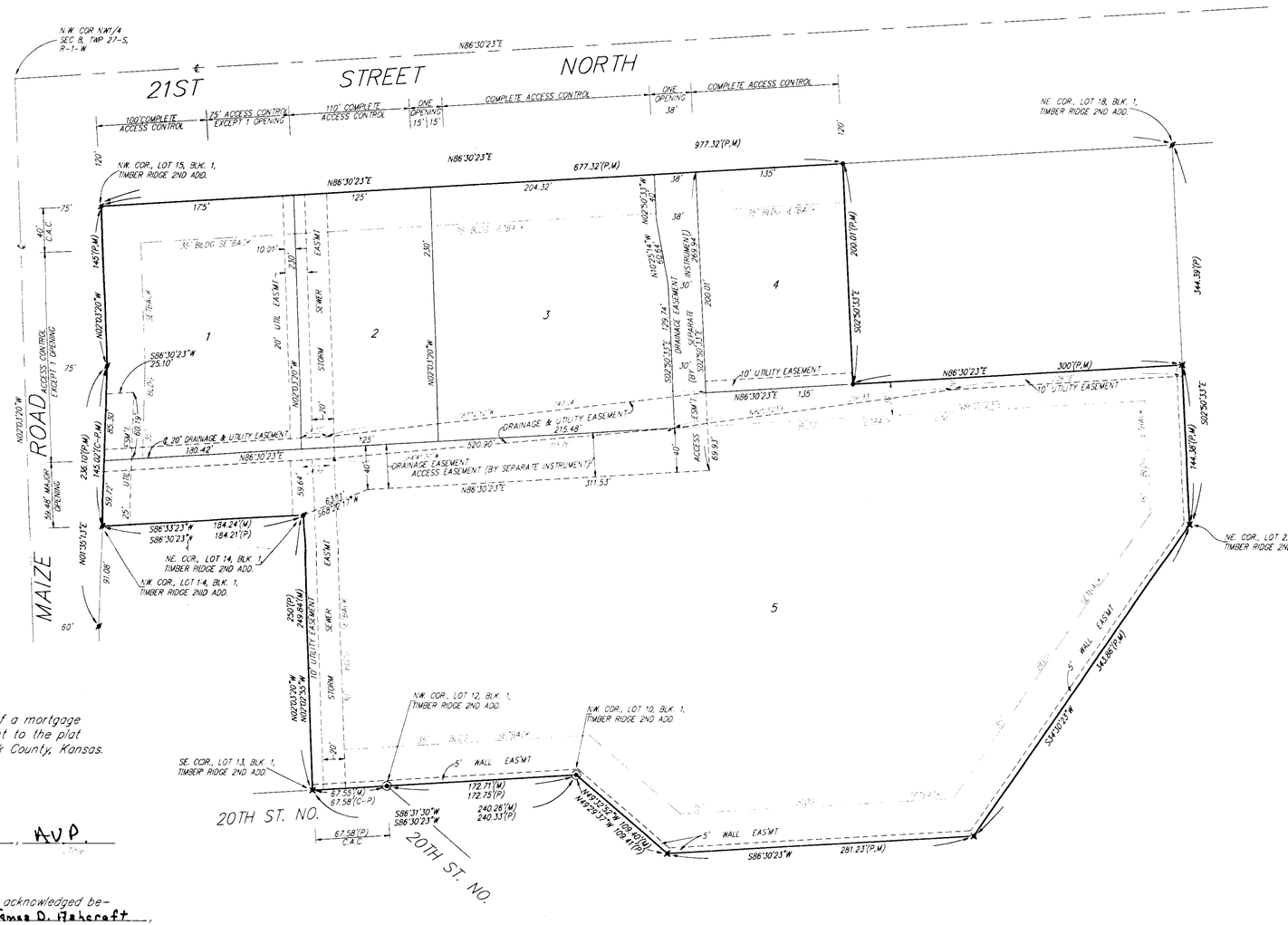
My App't. Exp. 12-12-99

DORIS M. McGINNIS
State of Kansas
My Appt Exp 12-12-99

● = ½ REBAR (FOUND)
✱ = ½ REBAR W/ "BAUGHMAN" CAP (FOUND)
✖ = ½ REBAR W/ "BAUGHMAN" CAP (SET)
◉ = ½ REBAR W/ "SRB" CAP (FOUND)

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

NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER COMMUNITY UNIT PLAN DP-197.



We, the undersigned, holders of a mortgage on the above described property do hereby consent to the plat of "TIMBER RIDGE 4TH ADDITION", Wichita, Sedgwick County, Kansas.

State Bank of Colwich

James D. Ashcraft, A.V.P.
JAMES D. ASHCRAFT (Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 10 day of March, 1997, by James D. Ashcraft, AVP of State Bank of Colwich, on behalf of the bank.

SCOTTY BRYAN-KENT — NOTARY PUBLIC — STATE OF KANSAS — My Appt. Exp. 8-5-98

Scotty Bryan-Kent Notary Public
SCOTTY BRYAN-KENT

My App't. Exp. 8-5-98

This plat of "TIMBER RIDGE 4TH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropoliton Area Planning Commission, Wichita, Kansas.
Dated this 13th day of February 1997.
Wichita-Sedgwick County Metropoliton Area Planning Commission.

Richard E. Lopez, Vice Chairman
Richard E. Lopez

Marvin S. Krout, Secretory

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____ 1997.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record, this ____ day of _____ 1997.

James Alford, County Clerk

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____ 1997, at ____ o'clock ____ M; and is duly recorded.

Larry Consolver, Register of Deeds

Michael D. Hurtt, Deputy

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

February 13, 1997

FILE COPY

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

Re: S/D 97-6 -TIMBER RIDGE 4TH ADDITION (One Step Combined Preliminary-Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 13, 1997, 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 7, 1997.

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 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:lfb

cc: Attn.: Matt Eck, B & E Investment, Inc., 5512 West Central, Wichita, Ks 67212
Attn: Doug Malone, J. P. Weigand & Sons, 150 North Market, Wichita, KS 67202
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-7

February 13, 1997

STAFF REPORT

(One Step Combined Preliminary-Final Plat Approved 2/6/97)

FILE COPY

CASE NUMBER: S/D 97-6 - TIMBER RIDGE 4TH ADDITION

OWNER/APPLICANT: Attn: Matt Eck, B & E Investment, Inc., 5512 W. Central, WICHITA, KS 67212

AGENT: Attn: Doug Malone, J. P. Weigand & Sons, 150 N. Market, WICHITA, KS 67202

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

LOCATION: South of 21st Street North and east of Maize Road

SITE SIZE: 10.06 ± Acres

NUMBER OF LOTS

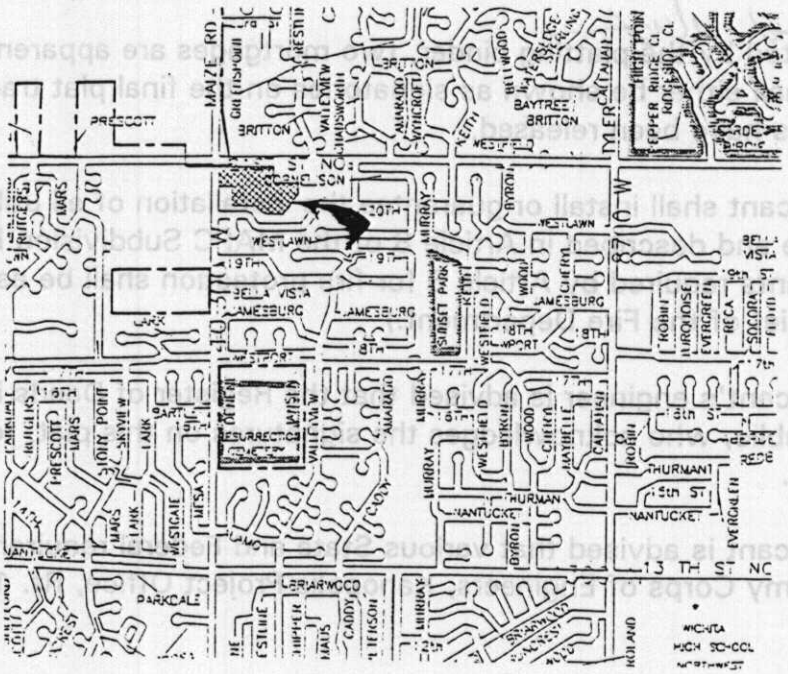
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

MINIMUM LOT AREA: 27,000 sq. ft.

CURRENT ZONING: "LC" (DP-197)

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

A. Prior to this plat being forwarded to the City Council for review, DP-197 shall be amended or adjusted to allow for the conditions being shown by this plat. This needs to include any needed changes in parcel boundaries, the creation of new parcels, adjustments to building setback restrictions, revision to access control conditions and so forth. As necessary, the final plat tracing shall reflect all applicable conditions of the amended or adjusted CUP, DP-197. Planning Staff will advise the Committee on the status of the CUP amendment.

B. As indicated by City Engineering, additional guarantees need to be provided for the extension of sanitary sewer to the lots now being platted. Also, new petitions shall be provided for previously guaranteed improvements that have not been constructed and for improvements already done. Square footage figures shall be provided for the involved properties (lots) so that specials can be redistributed. Mulvane - submitted to City Engr.

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

D. A cross-lot access agreement shall be submitted to Planning, for recording with the final plat tracing. This agreement shall specifically assure that Lots 3 and 4 are allowed access across the other lots out to 21st Street North and Maize Road.

E. On the final plat tracing, a note shall be placed on the face of the plat indicating that this site is subject to conditions of DP-197.

Also, the applicant is advised that this site is subject to Fire Lane requirements as specified by DP-197.

F. Prior to this plat being released for recording, the applicant shall provide proof that all applicable property taxes have been paid for this site. The platting binder presently indicates that over $3700 of 1996 taxes are outstanding.

G. Signing plat
As indicated by the platting binder, two mortgages are apparently being held in this site. These parties shall either be shown as signatories on the final plat tracing or proof provided that the mortgages have been released.

H. 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.)

I. 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.

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 30, Marquette, KS 67464

(913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.

L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

M. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

N. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

O. As requested by the applicant, on the final plat tracing the present opening shown for Lot 2 to 21st Street North may be shifted so as to become a shared opening for Lots 2 and 3.