

TIMBER RIDGE 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Copied from Tracings
3/2/96

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid County and State do hereby certify that we have surveyed
and platted "TIMBER RIDGE 3RD 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 Lot 1,
Block 1, Timber Ridge 2nd Addition, Wichita, Sedgwick County, Kansas.

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 Co., P.A.

We, the undersigned, holders of a mortgage
on the above described property do hereby consent to the plat
of "TIMBER RIDGE 3RD ADDITION", Wichita, Sedgwick County, Kansas.

First National Bank of Anthony

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

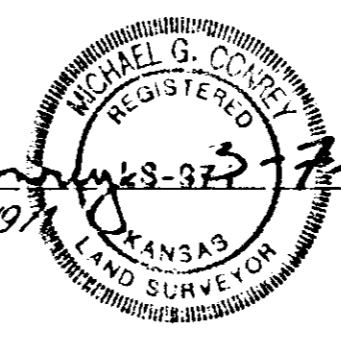
State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 11th day of March, 1996, by Richard Ciemny,
Vice President of First National Bank of Anthony, on behalf of the bank.
(Title)

Doris M. McGinnis Notary Public
DORIS M. MCGINNIS

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



Michael G. Conrey 7-96 Surveyor
Michael G. Conrey, L.S. 1971



Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to
be platted into Lots to be known as "TIMBER RIDGE 3RD ADDITION",
Wichita, Sedgwick County, Kansas. The utility easements are hereby
granted as indicated for the construction and maintenance of all public
utilities. The wall easement is hereby granted as indicated for the
construction and maintenance of a private wall and utility service lines
are allowed to cross this easement. The wall and sanitary sewer
easement is hereby granted as indicated for the construction and
maintenance of a private wall and utility service lines and sanitary
sewer service lines are allowed to cross this easement. The drainage and
utility easement is hereby granted as indicated for drainage purposes
and for the construction and maintenance of all public utilities. All
obstructors rights of access shall be as depicted on the face of the plat
and are hereby granted to the City of Wichita, Kansas. The permitted
entrance locations shall be as determined by the City Engineer of the
City of Wichita, Kansas.

B. & E. Investments, Inc.

Matthias F. Eck, President
Matthias F. Eck

T. K. Development, LLC

J. Kendall Dillehay Member and Manager
J. Kendall Dillehay

Terry L. Duncan, Member and Manager
Terry L. Duncan

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 8 day of March, 1996, by Matthias F. Eck,
President of B. & E. Investments, Inc., on behalf of the corporation.

Theresa Murphy Notary Public
THERESA MURPHY

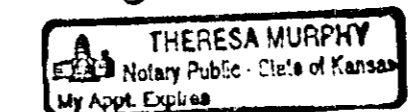
My App't. Exp. 8-16-99



State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 8 day of March, 1996, by J. Kendall
Dillehay, Member and Manager of T. K. Development, LLC, on behalf of
the company.

Theresa Murphy Notary Public
THERESA MURPHY

My App't. Exp. 8-16-99



This plat of "TIMBER RIDGE 3RD ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Comm-
ission, Wichita, Kansas.

Dated this 25th day of January, 1996.
Wichita-Sedgwick County Metropolitan Area Planning Commission

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this ___ day of ___, 1996.

Susan Osborne-Hawes Chair

Marvin S. Krout Secretary

Bob Knight Mayor

Pat Burnett Deputy City Clerk

Entered on transfer record this ___ day
of ___, 1996.

Susan E. Crockett-Spoon County Clerk

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 ___, 1996, at ___ o'clock ___ M., and is duly
recorded.

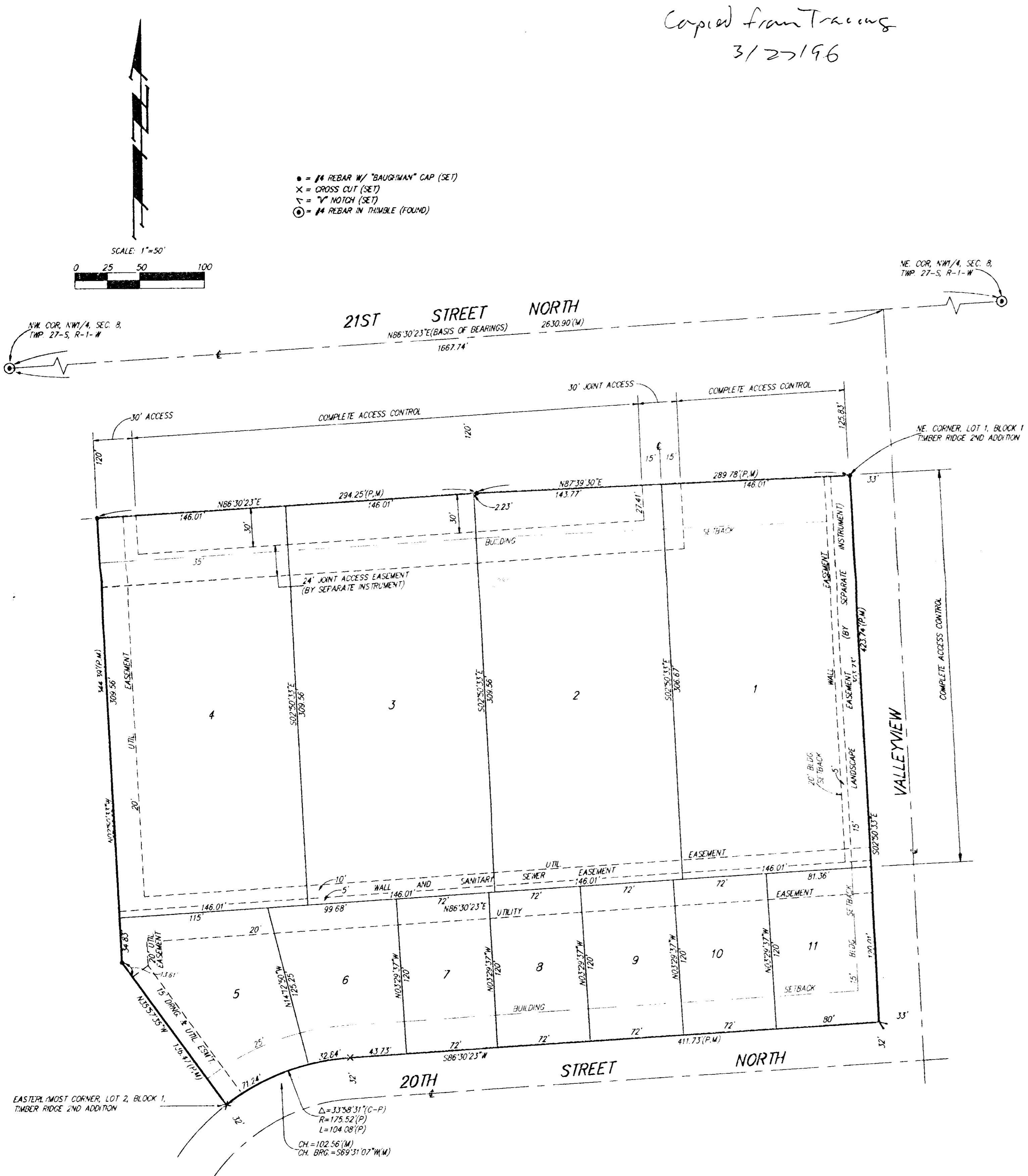
Pat Kettler Register of Deeds

Ed Resa Deputy

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 8 day of March, 1996, by Terry L.
Duncan, Member and Manager of T. K. Development, LLC, on behalf of
the company.

Theresa Murphy Notary Public
THERESA MURPHY

My App't. Exp. 8-16-99



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SEDGWICK CO., KY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

January 25, 1996

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

RE: S/D 95-84, Final Plat of TIMBER RIDGE 3RD ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 25, 1996, 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 18, 1996.

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 developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: B. & E Investments, Attn: Matt Eck, 5512 W. Central, Wichita, KS 67212
D. & D. Development Co., Attn: Ken Dillehay, 1821 N. Rock Road, Wichita, KS
67206
J. P. Weigand & Sons, Attn: Grant Tidemann, 150 N. Market, Wichita, KS 67202
Mike Lindebak, City Engineer



January 18, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
3131 268-4421
FAX 3131 268-4390

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

RE: S/D 95-84, Final Plat of TIMBER RIDGE 3RD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 18, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Based upon this replatting, the applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. If this site has not participated in a planned water improvement along 21st Street North, the applicant is advised that a special fee may be imposed for connection to this water line.

B. The applicant shall guarantee any drainage improvements required by the platting of this property.

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

D. As offered during review of the zoning case (Z-3181), the applicant shall submit for recording with this plat a restrictive covenant concerning various aspects of the site's development. This covenant shall first be submitted to the Planning Department's zoning staff for review.

Submitted unrecorded doc. (as shown) will record w/ platting
E. The applicant shall record the document creating the joint access easement serving Lots 1 through 4 and show the recording information on the final plat tracing. A copy of the recorded document shall be submitted to Planning for the plat file. The applicant is advised that this document should address not only issues of access but also maintenance, preventions to encumbering the easement, right of the benefitting parties and so forth.

F. As was noted during review of the preliminary plat, the platting of a landscape easement along the east line of Lot 1 is of questionable purpose in regard to a public involvement. That is, the City is not expected to install and/or maintain landscaping within this private

January 18, 1996

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Cov. provided
property. Either a private-type landscape easement by separate instrument should be established or the restrictive covenant stemming from the zone change note the requirement to landscape and maintain this 15-foot strip of Lot 1. The private easement and/or covenant could more properly indicate what lot or lots will be responsible for this landscaping.

G. As indicated in the platting binder, substantial property taxes (\$7,686) were outstanding on this site. Before this plat is released for recording, proof shall be provided that all applicable property taxes have been paid.

signed
H. Also as indicated in the platting binder, First National Bank of Anthony is indicated as holding an interest in this site. This party should either be shown as a signatory on the plat or proof provided that no such interest presently exists (revised plat binder, release of mortgage, etc.).

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

L. Recording of the plat within 30 days after approval by the City Council.

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 25, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: B. & E Investments, Attn: Matt Eck, 5512 W. Central, Wichita, KS 67212
D. & D. Development Co., Attn: Ken Dillehay, 1821 N. Rock Road, Wichita, KS 67206
J. P. Weigand & Sons, Attn: Grant Tidemann, 150 N. Market, Wichita, KS 67202
Mike Lindebak, City Engineer

STAFF COMMENTS:

- A. Based upon this replatting, the applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. If this site has not participated in a planned water improvement along 21st Street North, the applicant is advised that a special fee may be imposed for connection to this water line.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As offered during review of the zoning case (Z-3181), the applicant shall submit for recording with this plat a restrictive covenant concerning various aspects of the site's development. This covenant shall first be submitted to the Planning Department's zoning staff for review.
- E. The applicant shall record the document creating the joint access easement serving Lots 1 through 4 and show the recording information on the final plat tracing. A copy of the recorded document shall be submitted to Planning for the plat file. The applicant is advised that this document should address not only issues of access but also maintenance, preventions to encumbering the easement, right of the benefitting parties and so forth.
- F. As was noted during review of the preliminary plat, the platting of a landscape easement along the east line of Lot 1 is of questionable purpose in regard to a public involvement. That is, the City is not expected to install and/or maintain landscaping within this private property. Either a private type landscape easement by separate instrument should be established or the restrictive covenant stemming from the zone change note the requirement to landscape and maintain this 15-foot strip of Lot 1. The private easement and/or covenant could more properly indicate what lot or lots will be responsible for this landscaping.
- G. As indicated in the platting binder, substantial property taxes (\$7,686) were outstanding on this site. Before this plat is released for recording, proof shall be provided that all applicable property taxes have been paid.
- H. Also as indicated in the platting binder, First National Bank of Anthony is indicated as holding an interest in this site. This party should either be shown as a signatory on the plat or proof provided that no such interest presently exists (revised plat binder, release of mortgage, etc.).
- 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.)

S/D 95-84- Final Plat of TIMBER RIDGE 3RD ADDITION

January 25, 1996 - Page 3

- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.