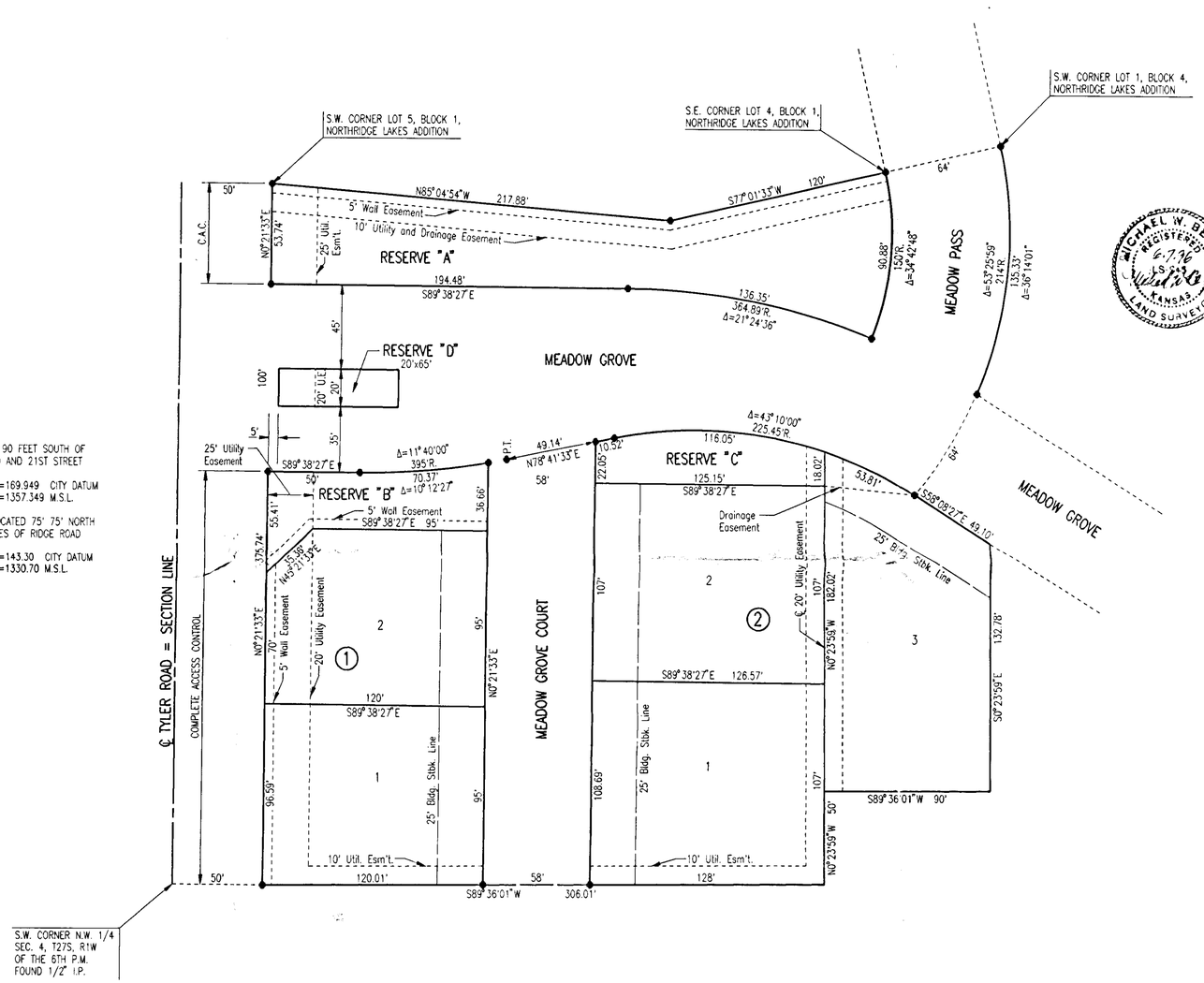
NORTHRIDGE LAKES 2ND ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

Copied from Tracing
7/23/96



SCALE: 1"=40'

● = IRON SET

C.A.C. = COMPLETE ACCESS CONTROL

B.M. – CITY OF WICHITA BENCH MARK DISC, 38 FEET WEST AND 90 FEET SOUTH OF THE INTERSECTION OF THE CENTERLINES OF TYLER ROAD AND 21ST STREET NORTH.

ELEV.=1169.949 CITY DATUM
ELEV.=1357.349 M.S.L.

B.M. – RAILROAD SPIKE IN SOUTHWEST SIDE OF POWER POLE LOCATED 75' 75' NORTH AND 58' EAST OF THE INTERSECTION OF THE CENTERLINES OF RIDGE ROAD AND 21ST STREET NORTH.

ELEV.=143.30 CITY DATUM
ELEV.=1330.70 M.S.L.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 7TH DAY OF JUNE, 1996, I HAVE CAUSED TO BE SURVEYED AND PLATTED NORTHRIDGE LAKES 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, AND RESERVES. THE SAME BEING DESCRIBED AS:
LOT 1, 2, AND 3, BLOCK 1, LOT 1, BLOCK 2, LOTS 1, AND 2, BLOCK 3, AND RESERVES A, B AND C ALL IN NORTHRIDGE LAKES AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL PORTIONS OF ABOVE DESCRIBED LOTS PLUS MEADOW PASS COURT BETWEEN BLOCKS 2 AND 3 AND MEADOW PASS STREET BETWEEN THE EAST RIGHT-OF-WAY OF TYLER ROAD TO A LINE BETWEEN THE S.E. CORNER OF LOT 4, BLOCK 1 AND THE S.W. CORNER OF LOT 1, BLOCK 4, ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, AND RESERVES, THE SAME TO BE KNOWN AS NORTHRIDGE LAKES 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, AND DRAINAGE ARE HEREBY GRANTED.

THE FIVE-FOOT WALL EASEMENT ALONG THE WEST LINES OF LOTS 1 AND 2, BLOCK 1; NORTH LINE OF LOT 2, BLOCK 1 AND ALSO ALONG THE NORTH LINE OF RESERVE "A" ARE HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENTS.

RESERVES "A" AND "B" ARE HEREBY PLATTED FOR LANDSCAPING, WALLS, ENTRY MONUMENTS, WALKS, UTILITIES AND DRAINAGE CONFINED TO EASEMENTS.

RESERVES "C" AND "D" ARE HEREBY PLATTED FOR LANDSCAPING, WALKS, ENTRY MONUMENTS AND UTILITIES CONFINED TO EASEMENTS.

RESERVE "C" IS ALSO HEREBY PLATTED FOR DRAINAGE.

RESERVES "A" THROUGH "D" SHALL BE SUBJECT TO RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE NORTHRIDGE LAKES HOMEOWNERS' ASSOCIATION.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM TYLER ROAD OVER AND ACROSS THE WEST LINES OF BLOCK 1 AND RESERVES "A" AND "B" AS SHOWN, ARE HEREBY GRANTED TO THE CITY OF WICHITA, KANSAS.

OWNER:

NORTHRIDGE LAKES, INC.

BY: _____
MARVIN SCHELLENBERG, PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS 26th DAY OF July, 1996, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME MARVIN SCHELLENBERG, PRESIDENT, NORTHRIDGE LAKES, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

GARY L. WILEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt Exp. 1-15-97

GARY L. WILEY, NOTARY PUBLIC

MY COMMISSION EXPIRES Jan. 15, 1997

WE, EMPRISE BANK, IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON PART THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF NORTHRIDGE LAKES 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

BY: _____
GREGORY K. WILSON, EXECUTIVE VICE PRESIDENT

BE IT REMEMBERED ON THIS 15th DAY OF July, 1996 BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME GREGORY K. WILSON, EXECUTIVE VICE-PRESIDENT, EMPRISE BANK, IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON OF BEHALF AND AS THE ACT AND DEED OT SAID BANK. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

LISA ANN INGERSOLL, NOTARY PUBLIC
MY COMMISSION EXPIRES 5/12/99

LISA ANN INGERSOLL
Notary Public - State of Kansas
My Appt Expires 5-12-99

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN COMMISSION, WICHITA, KANSAS. DATE THIS 31st DAY OF May, 1996.

_____, CHAIR
SUSAN OSBORNE-HOWES

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATE THIS _____ DAY OF _____, 1996.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1996.

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ___ M., ON THIS _____ DAY OF _____, 1996.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

— 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

May 30, 1996

P.E.C., P.A.
c/o Rob Hartman
303 S. Topeka
Wichita, KS 67202

Re: S/D 96-28 - NORTHRIDGE LAKES 2ND ADDITION (Final Plat)

Dear Mr. Hartman:

At the regular meeting of the Metropolitan Area Planning Commission on May 30, 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 May 23, 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

Don Losew
Senior Planner

DL:rh
cc: Northridge Lakes, Inc., 7926 W. 21st St. North, Wichita, KS 67205
Mike Lindebak, City Engineer

SEDGWICK COUNTY

May 23, 1996

METROPOLITAN AREA PLANNING
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CITY HALL — TENTH FLOOR
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Dear Mr. Hartman:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 23, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. The applicant shall resubmit petitions for the improvements required for this site and the original plat. The applicant shall also reimburse the City for all costs associated in changes now needed in the design plans for Tyler Road caused by this replat.

B. The applicant shall resubmit covenants involving the ownership, maintenance, drainage use, etc. of the Reserves now being platted. Such covenant shall also note that this Addition is part of the original Northridge Lake development in regard to the use of, responsibility to maintain and ownership of the Reserves to both Additions.

C. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

D. 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.)

E. 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.

F. 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.

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

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

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 the legal in the plat references a Lot 3 of Block 3 in the original addition, but the area shown on the face of the plat does not appear to include portion of this lot within the Addition's perimeter.

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

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Northridge Lakes, Inc., 7926 W. 21st St. North, Wichita, KS 67205
Mike Lindebak, City Engineer

AGENDA ITEM NO. 2-5

METROPOLITAN AREA PLANNING COMMISSION

May 30, 1996

STAFF REPORT
(Final Plat Approved 5/23/96)

CASE NUMBER: S/D 96-28 NORTHRIDGE LAKES 2ND ADDITION

OWNER/APPLICANT: Northridge Lakes, Inc., 7926 W. 21st St. North, Wichita, KS 67205

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: East of Tyler and south of 29th Street North

SITE SIZE: 3.2 Acres

NUMBER OF LOTS

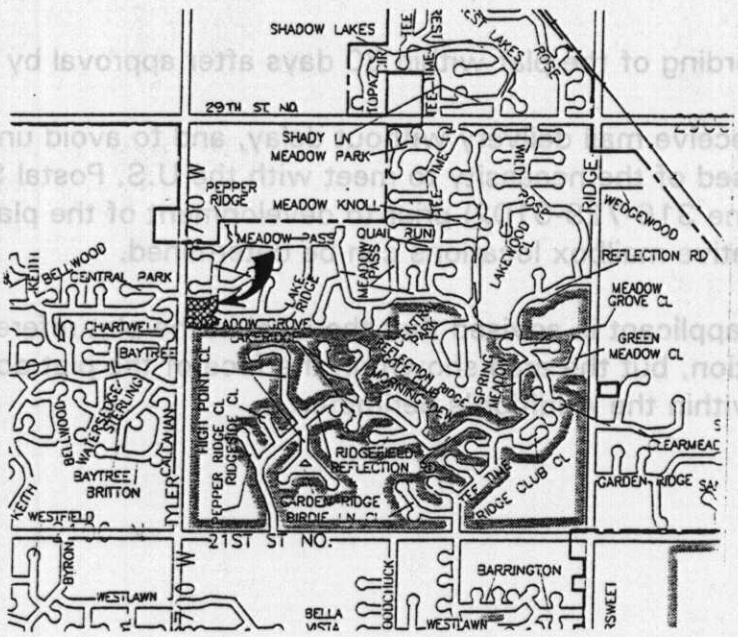
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5

MINIMUM LOT AREA: 9,000 square feet

CURRENT ZONING: "SF-6" Single Family

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

A. The applicant shall resubmit petitions for the improvements required for this site and the original plat. The applicant shall also reimburse the City for all costs associated in changes now needed in the design plans for Tyler Road caused by this replat.

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