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LAKE SIDE PARK

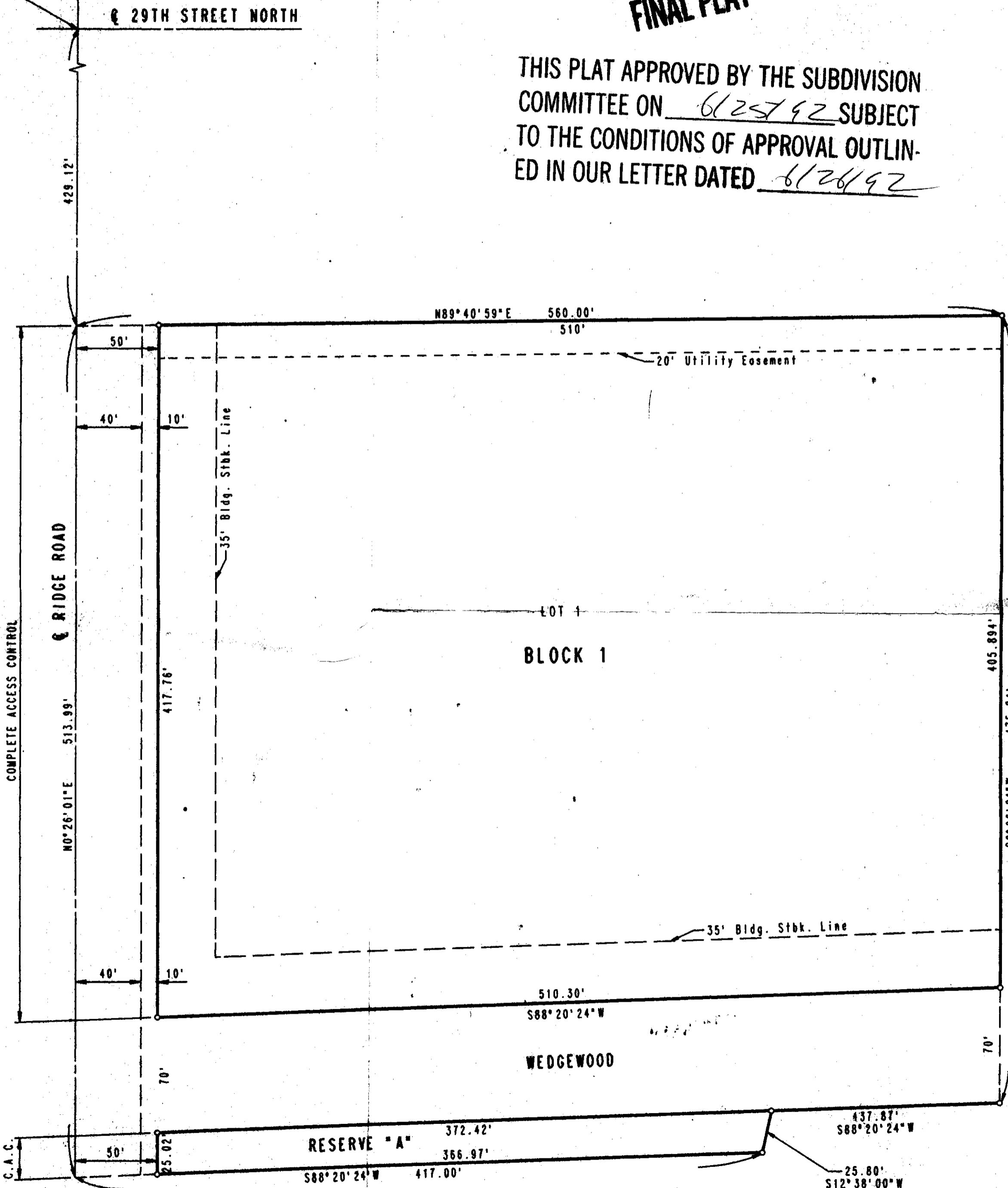
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6/25/92 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6/28/92

N.W. CORNER
SEC. 3, T27S, R1W
OF THE 6TH P.M.

29TH STREET NORTH



STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1992, I HAVE CAUSED TO BE SURVEYED AND PLATTED LAKE SIDE PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO A LOT, A BLOCK, A RESERVE AND STREETS THE SAME DESCRIBED AS A TRACT OF LAND IN THE NW 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID SECTION 3; THENCE BEARING 50°26'01"W ALONG THE WEST LINE OF SAID SECTION 3 A DISTANCE OF 429.12 FEET TO THE POINT OF BEGINNING; THENCE BEARING N89°40'59"E PARALLEL WITH THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 560.00 FEET; THENCE BEARING 50°26'01"W PARALLEL WITH THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 475.84 FEET; THENCE BEARING S88°20'24"W A DISTANCE OF 137.87 FEET; THENCE BEARING S12°38'00"W A DISTANCE OF 25.80 FEET TO THE MOST NORTHERLY CORNER OF RESERVE "A" AS PLATTED IN WERE RIDGE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING S88°20'24"W ALONG THE NORTH LINE OF SAID RESERVE "A" EXTENDED WEST A DISTANCE OF 417.00 FEET TO THE WEST LINE OF SAID SECTION 3; THENCE ALONG SAID WEST LINE, BEARING N0°26'01"E A DISTANCE OF 513.99 FEET TO THE POINT OF BEGINNING. EXCEPT THE WEST 40 FEET FOR ROAD PURPOSES.

SCALE: 1"=50'
o = SET IRON

C.A.C. = COMPLETE ACCESS CONTROL

BENCH MARK: R.R. SPIKE IN EAST FACE POWER POLE
N.E. CORNER OF 29TH STREET NORTH
AND RIDGE ROAD.
ELEV. = 1327.26 M.S.L.
ELEV. = 140.08 CITY DATUM

MINIMUM PAD ELEVATION (LOWEST OPENING)

LOT 1, BLOCK 1-1324.0 M.S.L.
= 136.60 CITY DATUM

CHARLES S. BROWN, P.E. LIC. NO. 7581 R.L.S. NO. 991
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 A LOT, A BLOCK, A RESERVE AND STREETS, THE SAME TO BE KNOWN AS LAKE SIDE PARK AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM RIDGE ROAD OVER AND ACROSS THE WEST LINES OF LOT 1 AND RESERVE "A" ARE HEREBY GRANTED TO THE CITY OF WICHITA. MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOT 1, BLOCK 1, SHALL BE 1324.00 M.S.L. OR 136.60 CITY DATUM.

RESERVE "A" SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOT 1, BLOCK 1, AND IS HEREBY PLATTED FOR LANDSCAPING AND ENTRY MONUMENTS.

OWNER: RITCHIE CORPORATION

BY _____
H.T. RITCHIE, PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1992, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME H.T. RITCHIE, PRESIDENT OF RITCHIE CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THE VOLUNTARY 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.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE E. D. RITCHIE, ANNE RITCHIE AND POLLY KLENDA, AS AGENTS ON BEHALF OF THE HOLDERS OF PROMISSORY NOTES ISSUED BY RITCHIE CORPORATION AND RICH-MIX PRODUCTS, INC. DO HEREBY CONSENT TO THE PLATTING OF LAKE SIDE PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

_____, ANNE RITCHIE

_____, POLLY KLENDA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1992 BY E. D. RITCHIE, ANNE RITCHIE AND POLLY KLENDA, AS AGENTS ON BEHALF OF HOLDER OF PROMISSORY NOTE ISSUED BY RITCHIE CORPORATION AND RICH-MIX PRODUCTS, INC.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1992.

_____, CHAIRMAN

_____, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATE THIS _____ DAY OF _____, 1992.

_____, MAYOR

_____, DEPUTY CITY CLERK

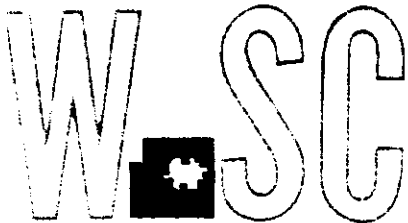
ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1992.

_____, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1992.

_____, REGISTER OF DEEDS

_____, DEPUTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

July 6, 1992

Attn: Gary Wiley
Professional Engineering Consultants
303 S. Topeka
Wichita, KS 67202

Re: S/D 92-18 (Final Plat LAKESIDE PARK ADDITION)

Dear Gary:

At the regular meeting of the Metropolitan Area Planning Commission on July 2, 1992, 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 June 26, 1992.

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 developers.

Gary Wiley
July 6, 1992
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Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew". The signature is fluid and cursive, with a large initial "D" and a long horizontal flourish extending to the right.

Don Losew
Senior Planner

DL:rh

cc: Ritchie Corporation, c/o H. T. Ritchie, P. O. Box 4048,
Wichita, KS 67204
Mike Lindebak, City Engineer

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee the extension of City water to serve the lot being platted.
- C. The applicant shall guarantee the paving of the interior street, Wedgewood, to the commercial/industrial street standard.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As indicated by the platting binder, unpaid property taxes are due on this site. Before this plat is released for recording, proof that all applicable taxes have been paid shall be provided.
- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article A of the MAPC Subdivision Regulations.
- G. 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.
- H. As requested by City Engineering, the applicant shall submit a revised drainage plan for this site.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

July 2, 1992

STAFF REPORT

(Final Plat Approved 6/25/92, Preliminary Plat Approved 5/14/92)

CASE NUMBER: S/D 92-18 LAKESIDE PARK ADDITION

OWNER/APPLICANT: Ritchie Corporation % H.T. Ritchie, P.O. Box 4048, Wichita, Kansas 67204

SURVEYOR/ENGINEER: P.E.C., P.A. % Gary Wiley, 303 S. Topeka, Wichita, Kansas 67202

LOCATION: South of 29th St. No. on the east side of Ridge Road.

SITE SIZE: 6 acres

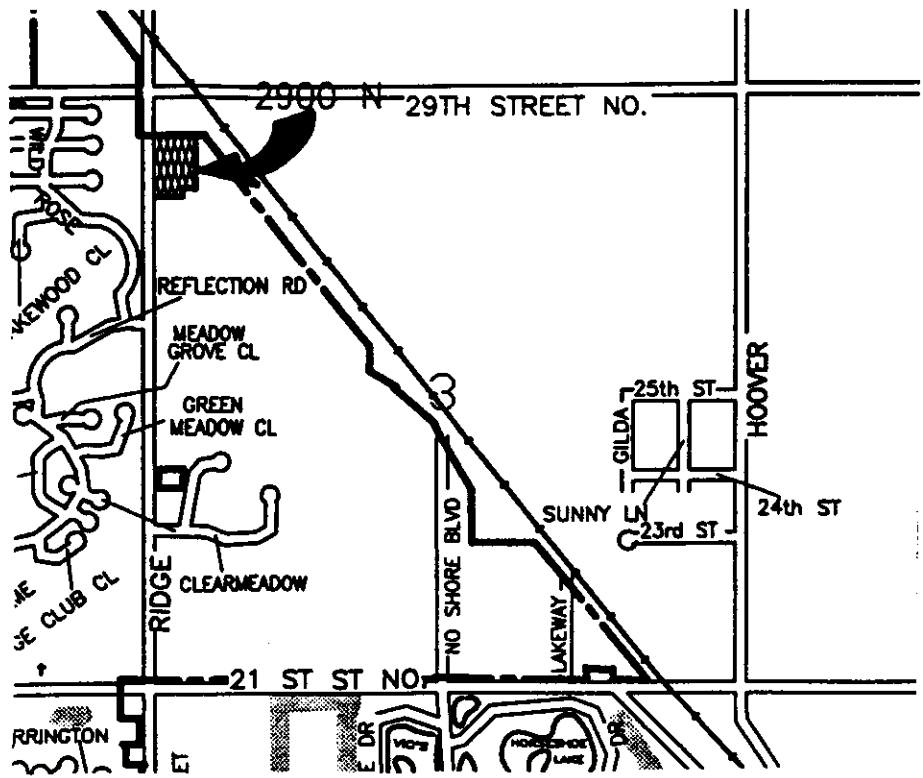
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 4.92 acres

CURRENT ZONING: "E" Light Industrial

VICINITY MAP:



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