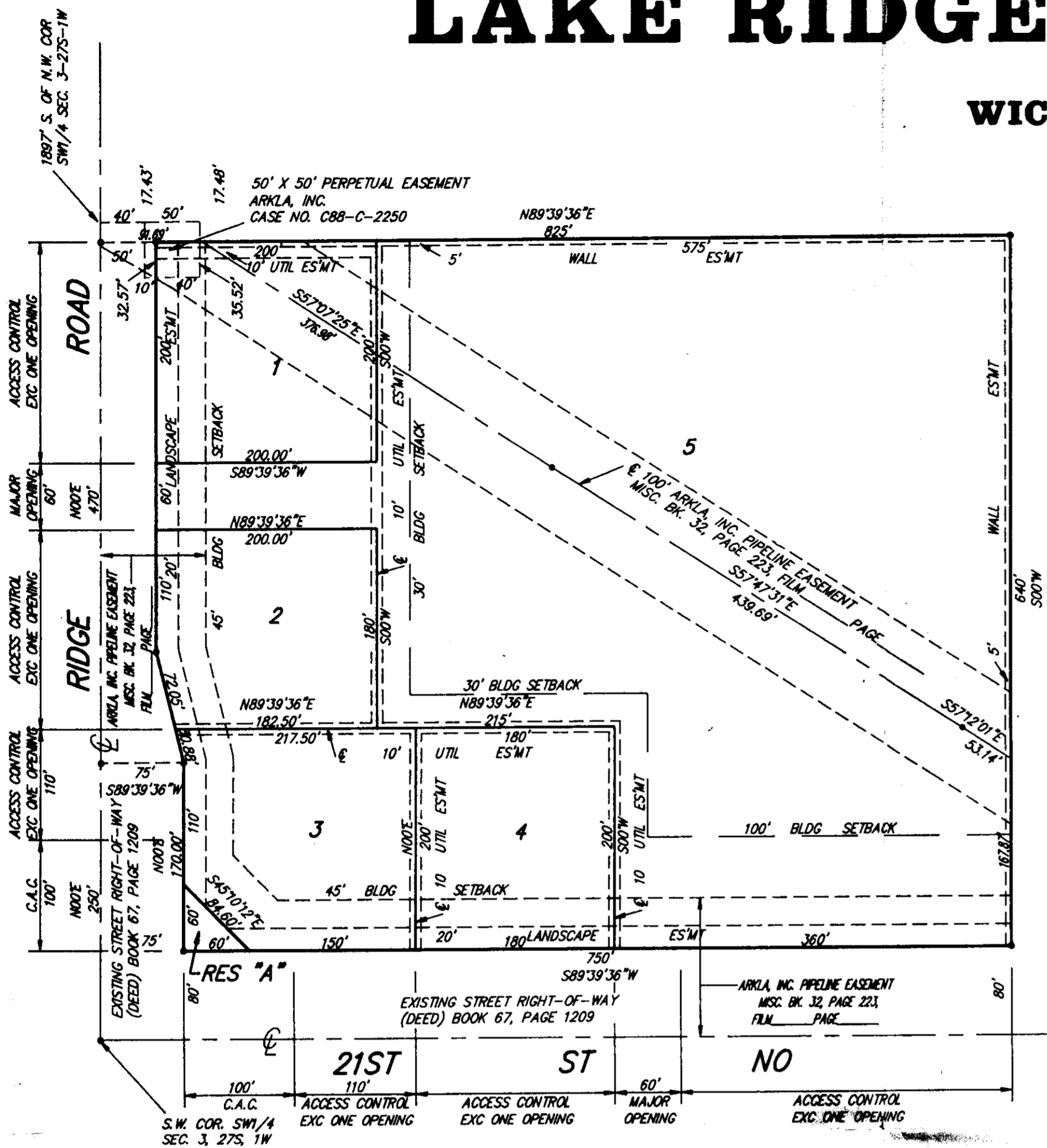


LAKE RIDGE COMMERCIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



This plat of "LAKE RIDGE COMMERCIAL ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission Wichita, Kansas.
Dated this _____ day of _____ 1992.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
Christopher J. Gobel

Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 1992.

Mayor
Bob Knight

Deputy City Clerk
Pat Burnett

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____ 1992, at _____ o'clock _____ M; and is duly
recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

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 "LAKE RIDGE COMMERCIAL ADDITION", Wichita, Sedgwick
County, Kansas and that the accompanying plat is a true and cor-
rect exhibit of the property surveyed, described as follows: That
part of the S1/2 of the SW1/4 of Sec. 3, Twp. 27-S, R-1-W of the
6th P.M., Sedgwick County, Kansas, described as commencing at the
S.W. Corner of said SW1/4; thence N 00° E, along the the west
line of said SW1/4, 250 feet for a place of beginning; thence
N 00° E, along the west line of said SW1/4, 470 feet; thence
N 89°39'36" E, parallel with the south line of said SW1/4, 825 feet;
thence S 00° W, 640 feet to a point on the north right-of-way line
of 21st St. Na., as established in Deed Book 67, at Page 1209, said
point being 80 feet north of the south line of said SW1/4; thence
S 89°39'36" W, along said right-of-way line and being parallel with
the south line of said SW1/4, 750 feet to a point 75 feet east of
the west line of said SW1/4; thence N 00° E, 170 feet; thence
S 89°39'36" W, 75 feet to the place of beginning.

Existing public easements and dedications being vacated by
virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Date _____

Surveyor
Mark A. Savoy

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to
be platted into Lots, Reserves and streets to be known as "LAKE
RIDGE COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas.
Reserve "A" is hereby reserved for earthberms, landscaping, lighting,
irrigation, drainage, signage, entry monuments and utilities confined
to easements. The landscaping easements are hereby granted as in-
dicated for the construction and maintenance of private landscaping,
allowing for earthberms, landscaping, lighting, irrigation, drainage, sign-
age, utilities confined to easements and utilities and driveways are
allowed to cross these easements. Reserve "A" shall be owned by
the lot owners association for the addition and Reserve "A" and the
landscaping easements shall be maintained by the lot owners assoc-
iation for the addition. The 5 foot wall easements are hereby
granted as indicated for the construction and maintenance of a
private wall and utilities are allowed to cross these easements. The
utility easements are hereby granted as indicated for the construct-
ion and maintenance of all public utilities. The Street is hereby
dedicated to and for the use of the public. Access controls are
hereby granted to the City of Wichita, Kansas as indicated on the
face of the plat.

Lakeridge Investors, L.C., a Kansas Limited Liability Company

President
Santo M. Catanese

Entered on transfer record this _____ day
of _____ 1992.

County Clerk
Don Wright

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

State Bank of Colwich

Vice-President
Chris A. Anderson

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____ 1992, by Santo M.
Catanesse, President of Lakeridge Investors, L.C., a Kansas Limited
Liability Company, on behalf of the corporation.

Notary Public

My App't. Exp. _____

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____ 1992, by Chris A.
Anderson, Vice-President of State Bank of Colwich, on behalf of the
corporation.

Notary Public

My App't. Exp. _____

Mr. Greg Severns

May 15, 1992

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cc: Mr. Raph Vautravers, 7006 W. Clearmeadows Circle, Wichita, KS
67205

Mr. Les Eck, 2558 W. Ridge Road, Wichita, KS 67205

Dr. Tony Wilbeck, 455 S. Ridge Road, Wichita, KS 67209

Bruce & Marjorie Walton, 23000 W. MacArthur, Wichita, KS
67052

Bill Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS
67220

Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 15, 1992

Mr. Greg Severns
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 91-16 LAKE RIDGE COMMERCIAL ADDITION

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on May 7, 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 May 6, 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.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:sm

FILE COPY

the plat indicating that additional building setback requirements have been established by the Lake Ridge Commercial CUP, CP-206 on file with the Metropolitan Area Planning Department.

- N. As indicated by the CUP, the area along the south line of this plat, being depicted as a landscape easement and Reserve A was to be an "Open Space Corridor" that allowed sidewalks and bike trails. The final plat tracing shall add these purposes to the uses noted in the plattor's text for Reserve A and the landscape easement.
- O. The plattor's text shall note that the access openings shall be approved by the appropriate engineer.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- S. Recording of the plat within 30 days after approval by the City Council.

May 7, 1992

STAFF REPORT

(Final Plat Approved 4/30/92, Preliminary Plat Approved 3/19/92)

CASE NUMBER: S/D 92-16 - LAKE RIDGE COMMERCIAL ADDITION

OWNER/APPLICANT: Lake Ridge Investors, 800 Market Ctr., 155 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220; Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: North of 21st Street North and east of Ridge Road.

SITE SIZE: 11.8 Acres

NUMBER OF LOTS

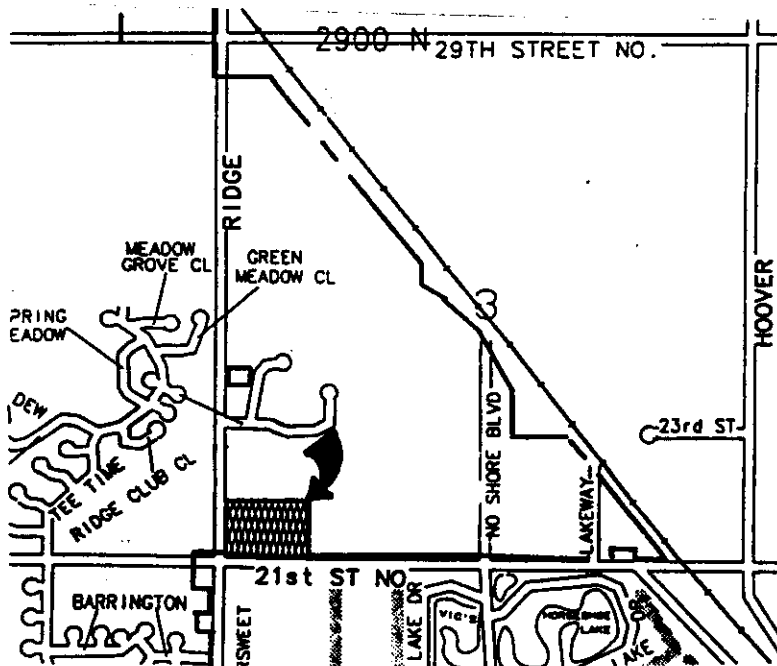
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

MINIMUM LOT AREA: 35,390 sq. ft.

CURRENT ZONING: "E" Light Industrial

PROPOSED ZONING: "E" Light Industrial (DP-205)

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. As required by the CUPs for this site, the following traffic improvements shall be guaranteed:
 - 1. The reconstruction of the medial in 21st St. to provide a left-turn bay or a fifth lane providing left-turn storage to serve Lot 5.
 - 2. The construction of continuous accel/decel lanes along 21st Street and Ridge Road to serve the openings to all lots including partial reconstruction of the 21st Street/Ridge Road intersection to provide free-flowing, right turns for westbound 21st Street traffic.
 - 3. The widening of Ridge Road to provide a center turning lane to serve Lots 1 and 5.
 - 4. The construction of a temporary third lane on Ridge Road adjacent to the plat. The guarantee for the temporary third lane shall be held by the City of Wichita until development occurs or until Ridge Road is widened to City 4 lanes standards. (Partial development would necessitate partial construction of the third lane.)

In addition to the above guarantees, the applicant shall guarantee those portions of the major entrances within public right-of-way serving the plat.

As indicated by Traffic and County Engineering for improvements along 21st St., the applicant should contact the County to coordinate any improvements with the 4-H Building along the south side of 21st St. Also, any guarantees for 21st Street should be filed with the City, with County Engineering approving the planned improvements along 21st Street.

- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the

reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.

- H. As was noted from the overall preliminary plat, the applicant is proposing to relocate the ARKLA pipeline easement existing on this property. This will require the releasing of the existing pipeline easement and the granting of a new easement adjacent to a portion of this subdivision. All costs associated with relocation, lowering or encasement of the pipeline, will not be at the expense of the City.
- I. If any portion of the relocated or existing ARKLA easement effects this plat, the final plat shall indicate the recording information for the existing and/or relocated pipeline easement. A copy of the easement agreement(s) shall be submitted for the plat file. Typically, the new easement agreement is the mechanism that will not only establish the location of the new pipeline easement, but also is the means by which the old easement may be relinquished.

The final plat tracing shall not be submitted for scheduling before the City Council until the applicant can provide a copy of the new easement agreement. Since the old pipeline easement will cease to exist, it shall not be depicted on the final plat, unless a portion still exists in the plat.

If the applicant desires to use this plat as part of the means to establish the new pipeline easement and also to continue to show the old pipeline easement on the final plat tracing, clearance from the City's Law Department is required.

- J. The applicant shall provide proof, by letter from ARKLA or by copy of the pipeline easement agreements, that the relocated pipeline easement is sufficient and that if applicable, that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement. Any required building setback shall also be depicted and appropriately labeled.
- K. As indicated by the drainage plan off-site, easements are required for this site. The applicant shall obtain these easements and submit them to City Engineering for review and then to Planning for recording with the plat.
- L. The applicant shall also meet with City Engineering to discuss the width of the utility easements along the east lines of Lots 1 & 2, and north lines of Lots 3 & 4. If sanitary sewer is planned in these easements, 20-foot widths are required. The final plat tracing shall indicate the easement widths determined necessary by City Engineering.
- M. On the final plat tracing, a note shall be placed on the face of