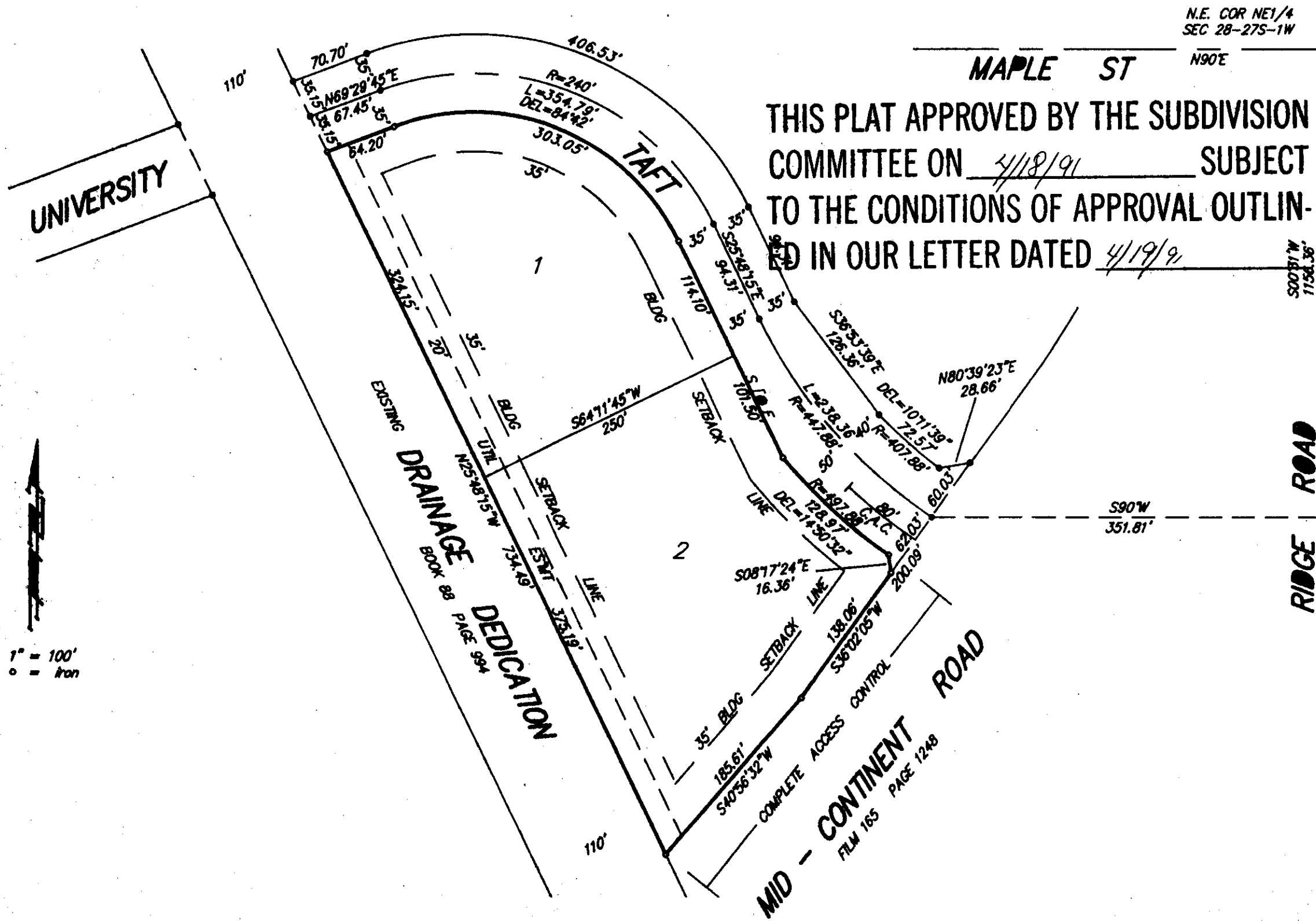


OFFICE COPY
DO NOT REMOVE

FINAL PLAT

RIDGE PLAZA 11TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4/18/91 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4/19/91

This plat of "RIDGE PLAZA 11TH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____ 1991.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
George D. Sherman

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 _____ 1991.

Mayor
Bob Knight

Deputy City Clerk
Pat Burnett

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 "RIDGE PLAZA 11TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed described as all that part of the NE1/4 of Sec. 28, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, commencing at a point on the north line of said NE1/4, said point being 1097 feet west of the N.E. Corner thereof; thence southerly along the east line of the drainage dedication as recorded in Book 88, Page 994, and being parallel with the east line of said NE1/4, 138.61 feet to the P.C. of a curve to the left with a radius of 1228.04 feet and a central angle of 26°19'15"; thence southeasterly along said curve, 564.14 feet to the P.T. of said curve; thence southeasterly, tangent to said curve, 125.33 feet to the point of beginning; thence easterly, with a deflection angle to the left of 84°42', 67.45 feet to the P.C. of a curve to the right with a radius of 240 feet and a central angle of 84°42'; thence southeasterly along said curve, 354.79 feet to the P.T. of said curve; thence southeasterly, tangent to said curve, 94.31 feet to the P.C. of a curve to the left with a radius of 447.88 feet and a central angle of 30°29'30"; thence southeasterly along said curve, 232.35 feet to the west line of Mid-Continent Road as recorded on Film 165, Page 1248; thence southwesterly, along said west line to the east line of the drainage dedication as recorded in Book 88, Page 994; thence northwesterly, along said east line to the point of beginning.

Existing 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 described in the surveyors certificate to be platted into Lots and a street to be known as "RIDGE PLAZA 11TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Mid-Continent Road over and across the southeasterly line of Lot 2 and to or from Taft over and across the southeasterly 80 feet of the northeasterly line of Lot 2 are hereby granted (to the appropriate governing body)

Bowen H. Brady

Mary E. Brady

State of Kansas) Sedgwick County) SS The foregoing instrument acknowledged before me, this _____ day of _____ 1991, by Bowen H. Brady and Mary E. Brady, Husband and Wife.

Notary Public
My App't. Exp. _____

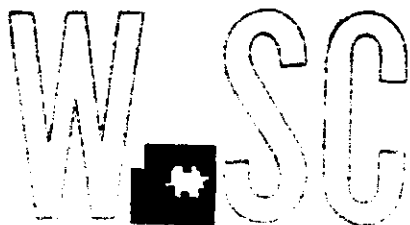
Entered on transfer record this _____ day of _____ 1991.

County Clerk
Don Wright

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 _____ 1991, at _____ o'clock _____ M; and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

April 26, 1991

Brent Wooten
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 91-21 (Final Plat) Ridge Plaza 11th Addition

Dear Brent:

At the regular meeting of the Metropolitan Area Planning Commission on April 25, 1991, 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 April 19, 1991.

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.

Please call if you have any questions.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm

cc: Bowen H. Brady, 6405 E. Kellogg, Wichita, KS 67218
Mike Lindebak, City Engineer

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 is advised that existing petitions are on file for various traffic improvements associated with Taft and Mid-Continent Road adjacent to this site.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat tracing, the plattor's text shall be amended to indicate that the access controls are being dedicated to the City of Wichita.
- G. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- H. As requested by K.G. & E., a 10-foot utility easement shall be indicated along the common lot line of Lots 1 & 2.
- 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.
- 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.

April 25, 1991

STAFF REPORT
(Final Plat Approved 4/18/91)

CASE NUMBER: S/D 91-21 - RIDGE PLAZA 11TH ADDITION

OWNER/APPLICANT: Bowen H. Brady, 6405 E. Kellogg, Wichita,
KS 67218

SURVEYOR/ENGINEER: Baughman Co., 315 Ellis, Wichita, KS 67211

LOCATION: SW corner of Mid-Continent Road and Taft Ave.
(Maple)

SITE SIZE: 3.6 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 70,893 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling (Approved for "LC"
Light Commercial, Subject to Platting)

VICINITY MAP:

