

FINAL PLAT OF

RIDGE ROAD ADDITION

WICHITA, KANSAS

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

I, S.E. ANDERSON, LAND SURVEYOR IN SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING "RIDGE ROAD ADDITION" INTO A LOT, THE SAME BEING ACCURATELY SET FORTH IN THE ACCOMPANYING PLOT AND DESCRIBED AS FOLLOWS:

PART OF LOT 4, BLOCK 5, COUNTRY ACRES SECOND ADDITION, SEDGWICK COUNTY, KANSAS, BEGINNING 150 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 4; THENCE WEST 234.45 FEET; THENCE SOUTH AT RIGHT ANGLES 286.8 FEET; THENCE EAST AT RIGHT ANGLES 234.45 FEET; THENCE NORTH 286.8 FEET TO POINT OF BEGINNING.

AND ALSO

PART OF LOT 3, BLOCK 1, GENTRY 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 150 FEET; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 126.8 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 262.35 FEET; THENCE SOUTHERLY 70 FEET; THENCE EASTERLY 262.35 FEET; THENCE NORTHERLY 70 FEET TO THE POINT OF BEGINNING.

I HEREBY CERTIFY THAT THE DETAILS OF THIS PLAT ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS _____ DAY OF _____, 1990.

 S.E. ANDERSON LS 688
 RT 1, BOX 196
 WHITEWATER, KANSAS
 67154

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1990.

_____, CHAIRMAN

_____, SECRETARY
 MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1990.

_____, MAYOR
 BOB KNIGHT

_____, CITY CLERK
 JOHN MOIR

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE LAND SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A LOT, THE SAME TO BE KNOWN AS "RIDGE ROAD ADDITION" TO WICHITA, KANSAS. THOSE PORTIONS OF LOT 4, BLOCK 5, COUNTRY ACRES SECOND ADDITION, SEDGWICK COUNTY, KANSAS AND LOT 3, BLOCK 1, GENTRY FOURTH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS WHICH ARE CONTAINED IN THE LAND LEGALLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

EASEMENTS INDICATED ON THE FACE OF THE PLAT ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES. ALL ABUTTER'S RIGHTS OF ACCESS OVER AND ACROSS THE SOUTH LINE OF DENMARK STREET ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1 SHALL HAVE ACCESS AT TWO LOCATIONS TO BE DETERMINED BY THE ENGINEER OF THE CITY OF WICHITA.

RIDGE ROAD BOWL, INC

by: _____
 JOHN L. CRUM, JR.
 PRESIDENT

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1990, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JOHN L. CRUM, PRESIDENT, RIDGE ROAD BOWL, 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 NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

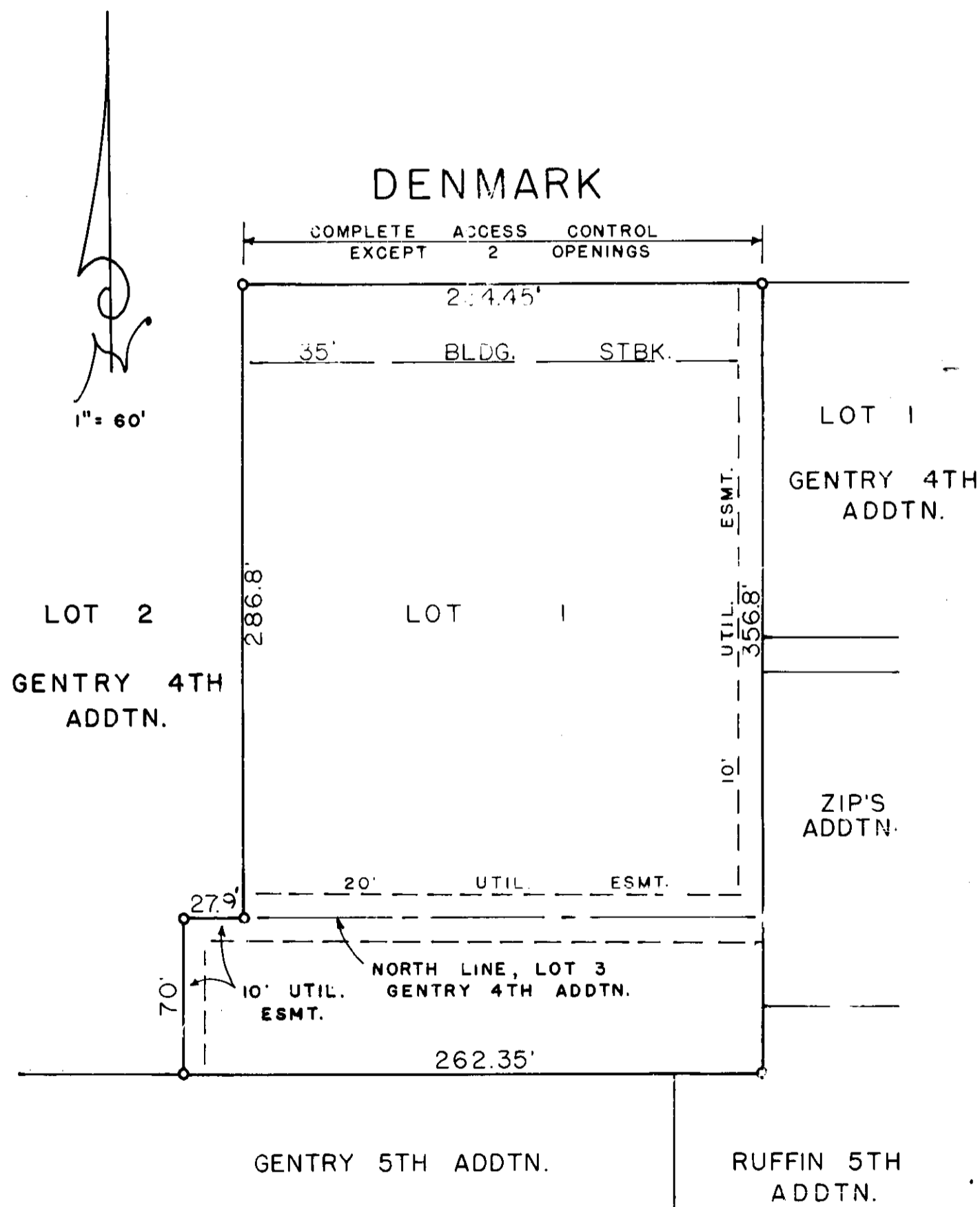
ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1990.

_____, COUNTY CLERK
 DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1990.

_____, 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

June 7, 1990

S.E. Anderson PE/LS
Rt. 1, Box 196
Whitewater, KS 67154

Re: S/D 90-35 - Ridge Road Addition

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 7, 1990, 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 1, 1990.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.
4. 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,

Don Losew
Senior Planner

DL:sm

cc: John L. Crum, Jr., President, Ridge Road Bowl, Inc., 749 N.
Ridge Rd., Wichita, KS 67212
Mike Lindebak, City Engineer
Bill McKinely, Traffic Engineering

FILE COPY

S/D 90-35 - RIDGE ROAD ADDITION

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

June 7, 1990

STAFF REPORT
(Final Plat Approved 5/31/90)

CASE NUMBER: S/D 90-35 - RIDGE ROAD ADDITION

OWNER/APPLICANT: John L. Crum, Jr., President, Ridge Road Bowl, Inc., 749 N. Ridge Rd., Wichita, KS 67212

SURVEYOR/ENGINEER: S.E. Anderson, P.E./LS

LOCATION: North of Central and west of Ridge Road

SITE SIZE: 1.97 Acres

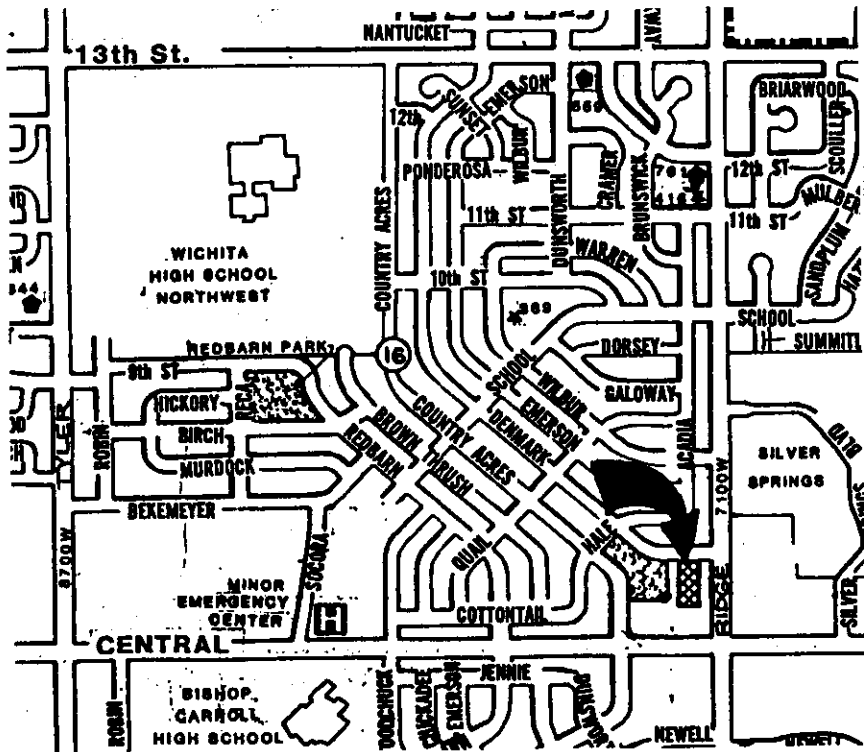
NUMBER OF LOTS

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

MINIMUM LOT AREA: 1.97 Acres

CURRENT ZONING: "LC" Light Commercial, "BB" Office District

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant is advised that the expansion of this site may be limited in terms of uses allowed in the northern portion of this site which is presently zoned "BB" office district. If the planned expansion requires light commercial zoning, the applicant will need to obtain a zone change.
- B. The applicant is also advised that the area shown on the sketch plat which can potentially be used for parking appears somewhat limited. The applicant should verify with Central Inspection that sufficient parking can be provided on-site for the proposed and existing development.
- C. The applicant shall submit to Traffic Engineering a circulation plan for this site. If approved by Traffic Engineering, two access openings may be indicated for Denmark on the final plat tracing, otherwise only one access opening shall be indicated.
- D. On the face of the plat, the word "complete" should be deleted from the lines indicating access control except 2 (or 1) openings.
- E. On the final plat tracing the north line of a previous lot at this plat's south end, and the reference to that lot should be removed. A tie point to a previously platted lot corner or section corner, however, shall be provided.
- F. On the final plat tracing, the center line of Denmark shall be indicated along with a dimension for the 1/2 street of right-of-way adjacent to this site.
- G. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- H. The applicant shall submit with the final plat tracing, a copy of the recorded, private drainage easement, required by this plat's drainage plan.
- I. On the final plat tracing the MAPC's signature block shall indicate "George Sherman, Acting Chairman."
- J. 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.
- K. 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.