

# FINAL PLAT

# FOX RIDGE SECOND ADDITION

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

### OWNER'S CERTIFICATES

FOX RIDGE DEVELOPMENT COMPANY, INC.

Marvin Schellenberg, President  
Marvin Schellenberg, President

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on this 7<sup>th</sup> day of May, 2007, Marvin L. Schellenberg, President, Fox Ridge Development Company, Inc.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.



Tami L. Caffrey, Notary Public

My Term Expires: 3-10-2010

as to Lot 10, Block 2

David W. Piper, husband Marie A. Piper, wife  
David W. Piper, husband Marie A. Piper, wife

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on this 14<sup>th</sup> day of May, 2007, David W. and Marie A. Piper, husband and wife.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.



Tami L. Caffrey, Notary Public

My Term Expires: 3-10-2010

### MORTGAGE CERTIFICATES

Emprise Bank, N.A. holders of a mortgage on the property described on sheet 1/2, do hereby consent to the plat of "FOX RIDGE SECOND ADDITION."

Emprise Bank, N.A.

Sam Trummel, Senior Vice President  
Sam Trummel, Senior Vice President

This instrument was acknowledged before me on this \_\_\_ day of \_\_\_\_\_, 2007, by Sam Trummel, Senior Vice President, Emprise Bank, N.A.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.



Alice Delgado, Notary Public

My Term Expires: 9/7/08

as to Lot 1, Block 1

Jeremy D. Bender, husband Misha Bender, wife  
Jeremy D. Bender, husband Misha Bender, wife

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on this 15<sup>th</sup> day of May, 2007, Jeremy D. and Misha Bender, husband and wife.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.



Tami L. Caffrey, Notary Public

My Term Expires: 3-10-2010

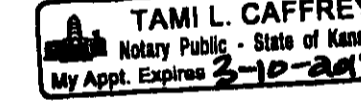
as to Lot 14, Block 2

Jason M. Mitchell, husband Kari K. Mitchell, wife  
Jason M. Mitchell, husband Kari K. Mitchell, wife

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on this 16<sup>th</sup> day of May, 2007, Jason M. and Kari K. Mitchell, husband and wife.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.



Tami L. Caffrey, Notary Public

My Term Expires: 3-10-2010

### PLANNING COMMISSION CERTIFICATE

This plat of "FOX RIDGE SECOND ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_ day of \_\_\_\_\_, 2007

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, Chair  
Darrell A. Downing, Chair

Attest: \_\_\_\_\_, Secretary  
John L. Schlegel, Secretary

AFFIX SEAL

### GOVERNING BODY CERTIFICATE

The dedications shown on this plat are hereby accepted and this plat is hereby approved by the governing body of the City of Wichita, Kansas.

Dated this \_\_\_ day of \_\_\_\_\_, 2007

At the direction of the City Council.

\_\_\_\_\_, Mayor  
Carlos Mayans, Mayor

Attest: \_\_\_\_\_, City Clerk  
Karen Sublett, City Clerk

AFFIX SEAL

### TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this \_\_\_ day of \_\_\_\_\_, 2007

\_\_\_\_\_, County Clerk  
Don Brace, County Clerk

AFFIX SEAL

### REGISTER OF DEEDS CERTIFICATE

This is to certify that this instrument was filed for record in the Register of Deeds office this \_\_\_ day of \_\_\_\_\_, 2007, at \_\_\_\_\_ o'clock \_\_\_ M; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Bill Meek, Register of Deeds

Attest:

\_\_\_\_\_, Deputy  
Tonya E. Buckingham, Deputy

AFFIX SEAL

### COUNTY SURVEYOR

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_, Deputy County Surveyor  
Tricia L. Robello, LS #1246  
Deputy County Surveyor  
Sedgwick County, Kansas



411 N. WEBB ROAD  
WICHITA, KS. 67206  
316-684-9600

FINAL TRACING REC'D

FINAL PLAT

# FOX RIDGE SECOND ADDITION

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

5-12-07  
Sub 2007-17

### CERTIFICATE OF SURVEY

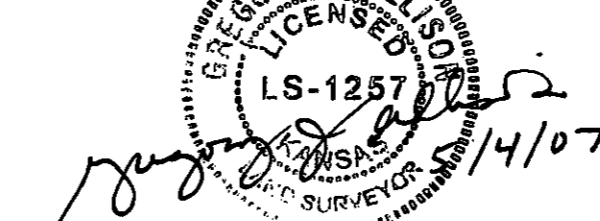
I, Gregory J. Allison, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "FOX RIDGE SECOND ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, a Reserve and Streets, the same being accurately set forth in the accompanying plat and described herein:

A replat of a contiguous tract of land lying within portions of Reserves "G" and "H", and within all of Lots 22, 24, 25, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, Block 4, and Westlakes Court, Fox Ridge Addition, an addition to Sedgwick County, Kansas; said contiguous tract of land being more particularly described as follows:

BEGINNING at the Southwest most corner of said Reserve "G", thence along a westerly line of said Reserve "G" on a platted basis of bearing N01°48'35"W, 566.16 feet; thence along a southerly line of said Reserve "G", S88°11'25"W, 71.16 feet; thence N01°48'35"W, 155.00 feet to the southeast corner of said Lot 22; thence along the south line of said Lot 22, S88°11'25"W, 140.00 feet to the southwest corner of said Lot 22 being at a point on a non-tangent curve to the left; thence along said curve and along the westerly lines of said Lot 22 for the next two courses 56.96 feet, said curve having a central angle of 65°16'15", a radius of 50.00 feet, and a long chord distance of 53.93 feet, bearing N28°42'21"W; thence along a non-tangent curve to the left 71.62 feet to the northwest corner of said Lot 22, said curve having a central angle of 12°28'24", a radius of 329.00 feet, and a long chord distance of 71.48 feet, bearing N16°39'35"W; thence N89°40'10"E, 90.40 feet to the southwest corner of said Lot 24; thence along the west line of said Lot 24, N06°02'55"E, 131.12 feet to a point on a non-tangent curve to the left; thence along said curve having a central angle of 128°55'26", a radius of 50.00 feet, and a long chord distance of 90.23 feet, bearing N31°35'13"E; thence N57°07'30"E, 175.57 feet to a northerly corner of said Lot 25; thence along a northerly line of said Lot 25, S57°31'53"E, 58.54 feet to the northeast corner of said Lot 25; thence N43°35'28"E, 89.26 feet to the southerly right-of-way of Westlakes Parkway being on a curve to the left; thence along said curve having a central angle of 57°44'04", a radius of 514.00 feet, and a long chord distance of 496.30 feet, bearing S76°26'50"E; thence S15°18'52"E, 89.29 feet to the northwest corner of Lot 51, said Block 4, said addition, being coincident with a westerly line of said Reserve "G"; thence S02°17'19"W, 177.54 feet to the southwest corner of said Lot 51; thence along the southerly line of said Lot 51, being S57°31'53"E, 91.55 feet; thence S20°43'12"E, 33.38 feet; thence along a westerly line of said Reserve "G", S01°12'02"E, 498.76 feet; thence S01°12'02"E, 184.28 feet to the south line of said Reserve "G"; thence along the south line of said Reserve "G", S88°11'25"W, 732.33 feet to the POINT OF BEGINNING.

All dedications, reserves, streets, utility easements, building setbacks, and access controls, all within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the contents of this plat are correct to the best of my knowledge and belief this 14th day of May 2007.



Gregory J. Allison, PE, LS #1257  
MKEC Engineering Consultants, Inc.  
411 North Webb Road  
Wichita, Kansas 67206

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Reserves and Streets the same to be known as "FOX RIDGE SECOND ADDITION," an addition to Wichita, Sedgwick County, Kansas.

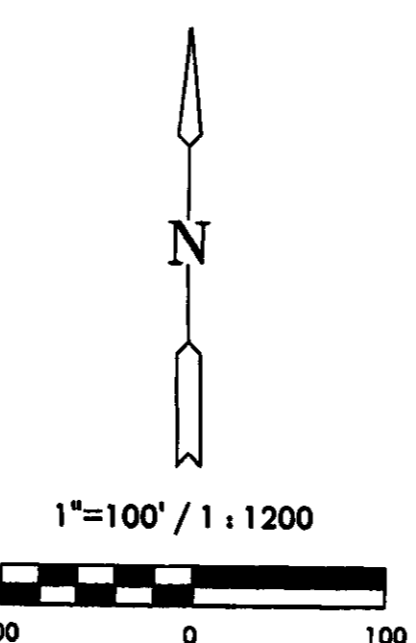
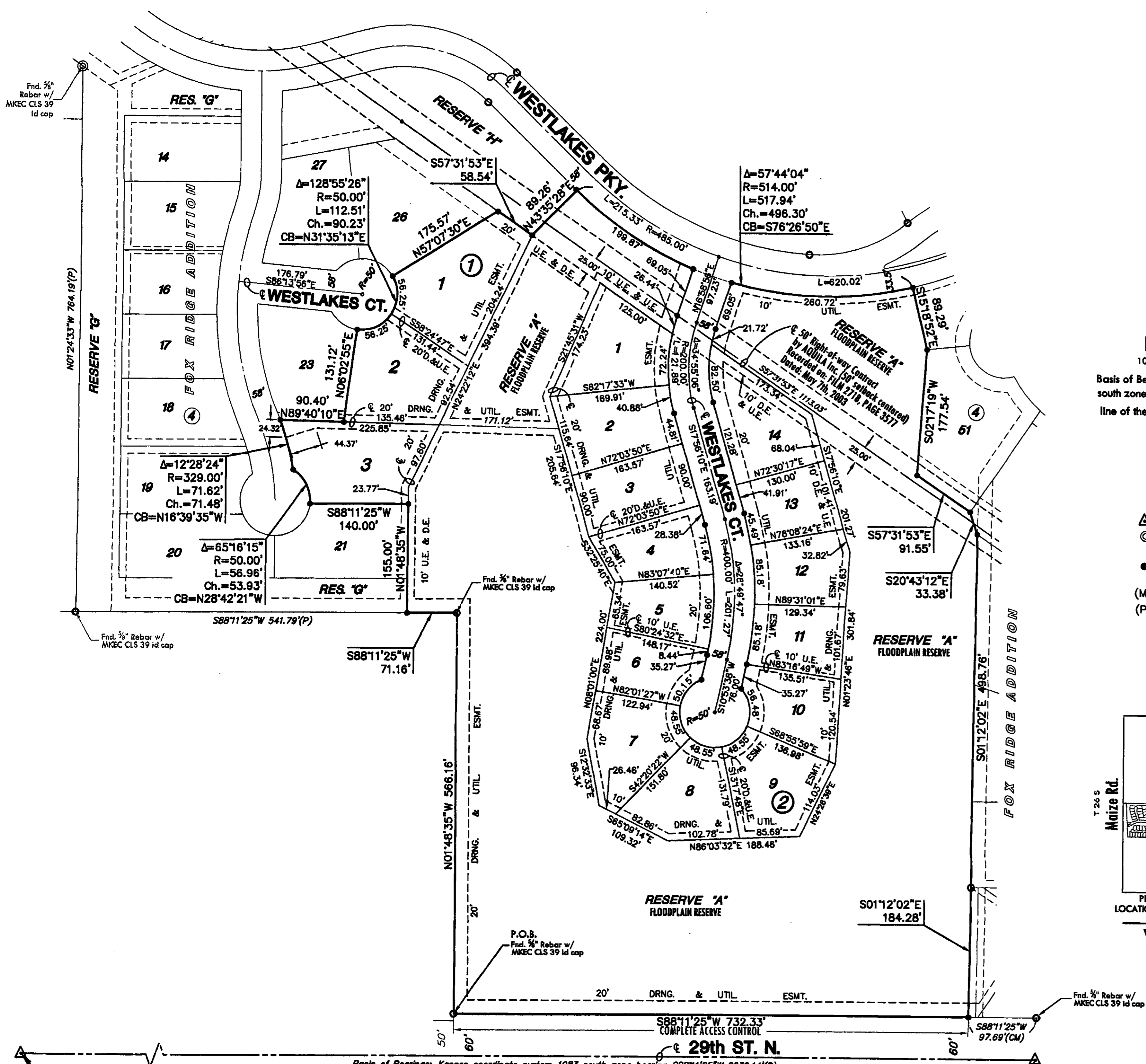
Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted to the public. The streets and access controls are hereby dedicated to and for the use of the public.

All abutters right to access to or from 29th Street over and across the South line of "FOX RIDGE SECOND ADDITION," are hereby granted to the appropriate governing body, as indicated hereon.

Reserve "A", is platted for lakes, drainage, berming, open space, irrigation, landscaping, monuments, sidewalks, utilities confined by easements, and floodplain. The Reserve shall be owned and maintained by the Homeowner's Association. Reserve "A" is also platted for flood control, as delineated, and shall be the responsibility of Fox Ridge Development Company, Inc., Its successor(s) or assigns and or the Homeowner's Association until such time as the appropriate governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvement of the drainage, provided further, that no structure shall be constructed on or within said floodplain, nor shall any fill, change of grade, creation of a channel or any other work on be carried out without the permission of the City Engineer.

All lots are required to adhere to the minimum pad elevation as shown on the "Minimum Pad Elevations".

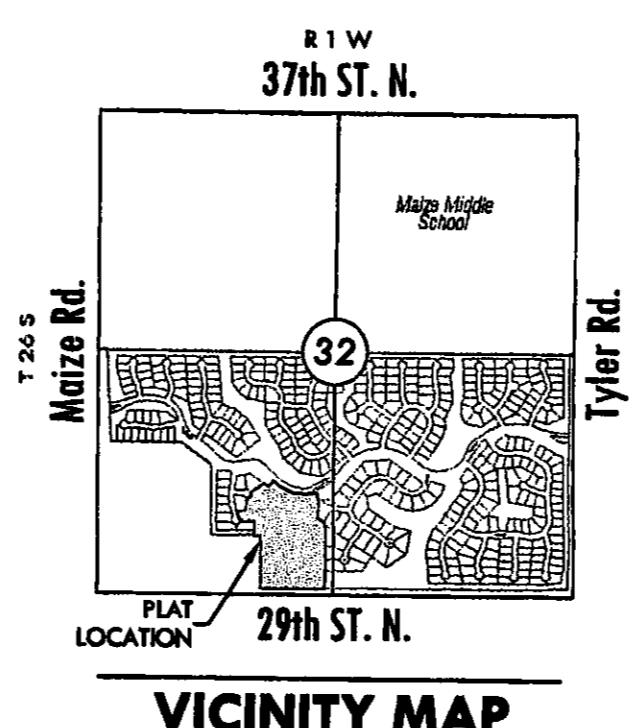
A drainage plan has been developed for this plat drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of storm water.



Basis of Bearings: Kansas coordinate system 1983 south zone bearing of S88°11'25"W along the S. line of the SW 1/4, Sec. 32, T26S, R1W, 6th P.M.

### LEGEND

- Date of Survey: January, 2007
- △ = Section Corner Monument Found
- ⊙ = Found Survey Monument
- See annotation
- = Set 3/4" Rebar w/ MKEC CLS 39 Id. cap
- (M) = Measured
- (P) = Platted



SW. Corner, Sec. 32, T26S, R1W, 6th P.M. Fnd. 3/4" Bar w/ yellow Id cap (lettering worn off)

### BENCH MARKS

- BM#5 RR Spike in South face of South H-pole 3rd H-pole West of Tyler Rd. and 1/2 Mile N. of 29th St. N. Elev. = 1356.64
- BM#6 RR Spike in South face of South H-pole 6th H-pole West of Tyler Rd. and 1/2 Mile N. of 29th St. N. Elev. = 1353.77

MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOTS (inclusive)	BLOCK	ELEVATION NGVD
1, 2, and 3	1	1353.3
1 - 14	2	1353.3

S. 1/4 Corner, Sec. 32, T26S, R1W, 6th P.M. Fnd. 3/4" Bar w/ 1 1/2" Alum. Cap stamped Sedgwick County