

FINAL PLAT

FOX RIDGE SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



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 112.51 feet to a westerly corner of said Lot 25, 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 517.94 feet, 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 details of this plat are correct to the best of my knowledge and belief this _____ day of _____ 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.

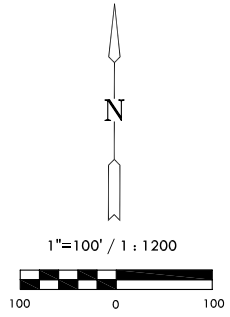
All abutters right to access to or from 29th Street over and across the South line of "FOX RIDGE SECOND ADDITION," are hereby granted to the appropriate governing body, as indicated hereon.

Reserves "A", is platted for lakes, drainage, berming, open space, irrigation, landscaping, monuments, sidewalks, utilities confined by easements, and floodplain.

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.

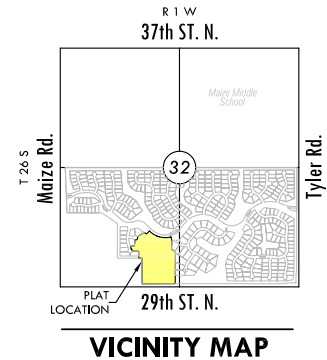
The floodplain reserve shall be the responsibility of the owner until such time as the appropriate governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvement of the drainage, provided further, that no structure shall be constructed on or within said 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 appropriate engineer.



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 3/8" Rebar w/ MKEC CLS 39 id. cap
 - (M) = Measured
 - (P) = Platted



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

SW. Corner, Sec. 32, T26S, R1W, 6th P.M.
 Fnd. 3/8" Bar w/ yellow id cap
 (lettering worn off)

S. 1/2 Corner, Sec. 32, T26S, R1W, 6th P.M.
 Fnd. 3/8" Bar w/ 1 1/2" Alum. Cap
 stamped Sedgwick County

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