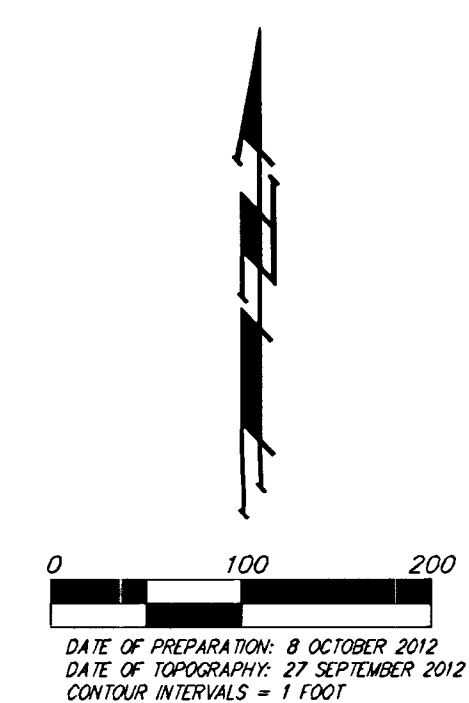
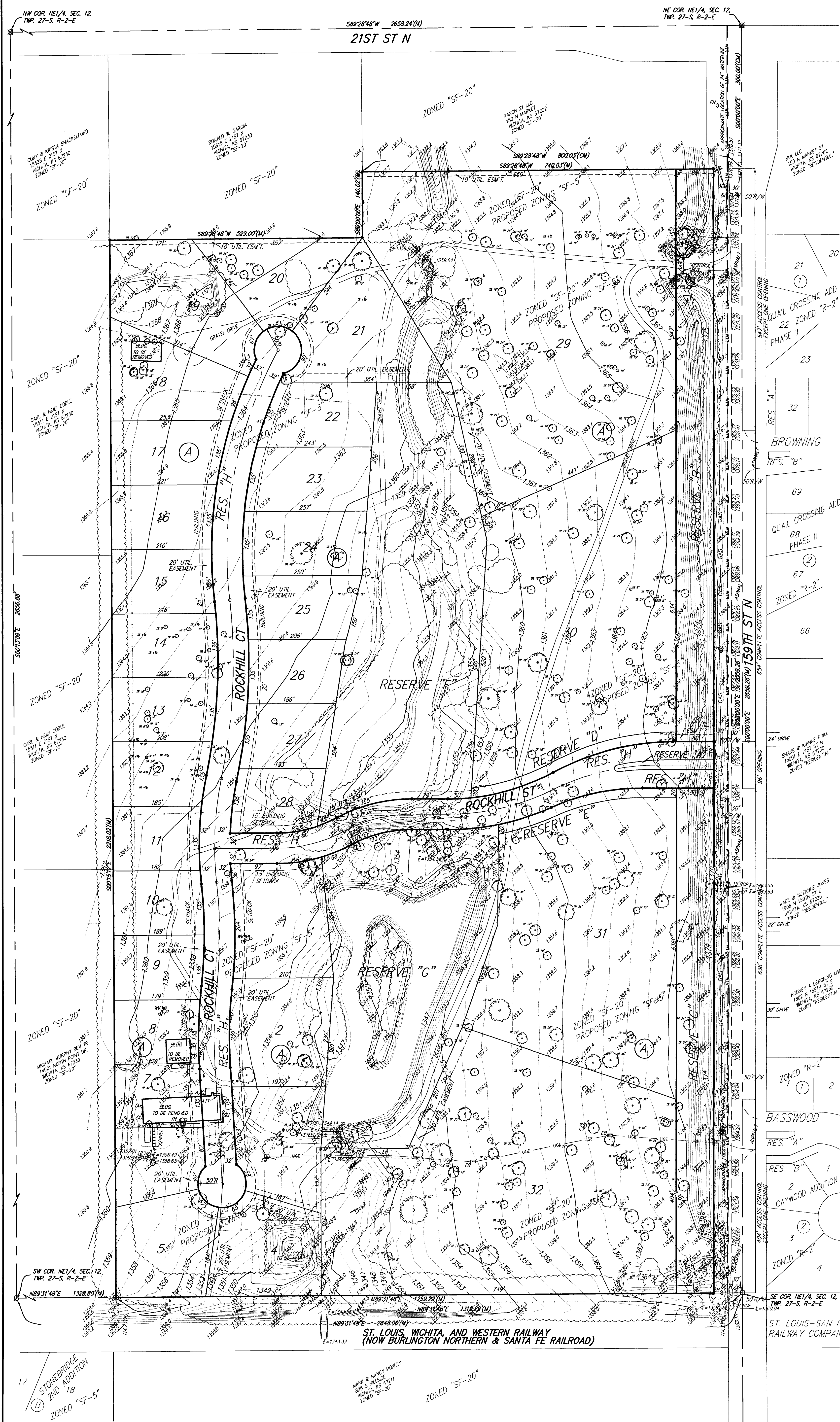


PRELIMINARY PLAT
THE RANCH
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

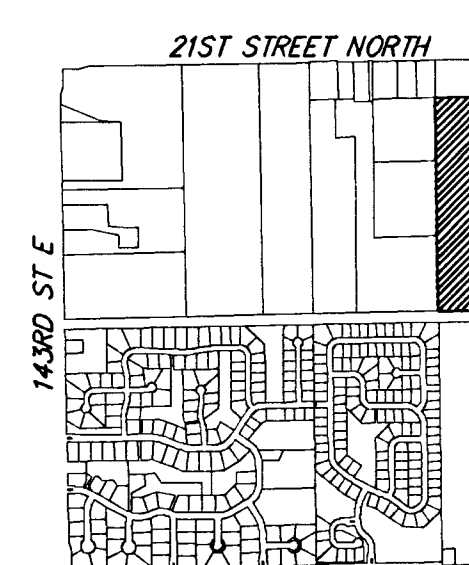


OWNER:
RITCHIE ASSOCIATES, INC.
8100 E 22ND ST N
WICHITA, KS 67226
PH: (316)684-7300

LEGAL DESCRIPTION:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 12,
TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH
PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE
ALONG THE EAST LINE OF SAID SECTION 12 A DISTANCE OF
300.00 FEET; THENCE WEST, PARALLEL WITH THE NORTH
LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 52.50
FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF
15TH STREET EAST AS DESCRIBED IN PLM 1668, PAGE 2,
SEDGWICK COUNTY REGISTER OF DEEDS OFFICE; SAID POINT
BEING THE POINT OF BEGINNING; THENCE WEST, PARALLEL
WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, A
DISTANCE OF 147.50 FEET TO A POINT 800.00 FEET WEST
OF THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE WEST,
PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 520.00
FEET; THENCE SOUTH DEFLECTING LEFT 89°44'00", A
DISTANCE OF 2208.14 FEET TO THE SOUTH LINE OF SAID
NORTHEAST QUARTER; THENCE EAST, A DISTANCE OF
1318.18 FEET TO THE SOUTHEAST CORNER OF SAID
NORTHEAST QUARTER; THENCE NORTH 2308.84 FEET TO A
POINT 150.00 FEET SOUTH OF THE NORTHEAST CORNER OF
SAID NORTHEAST QUARTER; THENCE WEST, PARALLEL WITH
THE NORTH LINE OF SAID NORTHEAST QUARTER, A
DISTANCE OF 30.00 FEET; THENCE NORTHWEST ALONG THE
WESTERN RIGHT-OF-WAY LINE OF SAID PLM 1668, PAGE 2
TO THE POINT OF BEGINNING.

BENCHMARK:
"A" CUT TOP OF 18" RCP 1' EAST OF WEST END OF RCP
JIT SOUTH AND 15' EAST OF SE CORNER OF THE NE 1/4 OF
SECTION 12, TWP. 27-S, R-2-E.
ELEV. = 1361.23 NAVD88
"C" CUT ON CONCRETE SLAB NORTH BASE OF ENTRY GATE
125' WEST OF EAST SECTION LINE AND 190' SOUTH OF THE
NORTH PROPERTY LINE.
ELEV. = 1368.38 NAVD88

- = COUNTY DISC (FOUND)
- ⊗ = 5/8" IRON IN THIMBLE (FOUND)
- ⊙ = 1/4" IRON (FOUND)
- ⊕ = #4 REBAR (FOUND)
- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATTED
- (C) = CALCULATED



- 21ST STREET NORTH
- 15TH STREET NORTH
- 13TH STREET NORTH
- VICINITY MAP
SEC. 12, T27S, R2E
- CO = Crossover
 - CP = Cable TV Pedestal
 - DP = Drop Inlet
 - EB = Electric Box
 - FH = Fire Hydrant
 - GU = Guard Post (Bollard)
 - GA = Guy Anchor
 - ICV = Irrigation Control Valve - Valve Box
 - LP = Light Pole
 - PP = Power Pole
 - SP = Sign
 - ATT Ped = ATT Pedestal
 - T = Tree
 - WM = Water Meter
 - WMV = Meter Valve
 - WH = Yard Hydrant (Spigot)
- 10' --- 20' --- 30' --- 40' --- 50' --- 60' --- 70' --- 80' --- 90' --- 100' --- 110' --- 120' --- 130' --- 140' --- 150' --- 160' --- 170' --- 180' --- 190' --- 200' --- 210' --- 220' --- 230' --- 240' --- 250' --- 260' --- 270' --- 280' --- 290' --- 300' --- 310' --- 320' --- 330' --- 340' --- 350' --- 360' --- 370' --- 380' --- 390' --- 400' --- 410' --- 420' --- 430' --- 440' --- 450' --- 460' --- 470' --- 480' --- 490' --- 500' --- 510' --- 520' --- 530' --- 540' --- 550' --- 560' --- 570' --- 580' --- 590' --- 600' --- 610' --- 620' --- 630' --- 640' --- 650' --- 660' --- 670' --- 680' --- 690' --- 700' --- 710' --- 720' --- 730' --- 740' --- 750' --- 760' --- 770' --- 780' --- 790' --- 800' --- 810' --- 820' --- 830' --- 840' --- 850' --- 860' --- 870' --- 880' --- 890' --- 900' --- 910' --- 920' --- 930' --- 940' --- 950' --- 960' --- 970' --- 980' --- 990' --- 1000'

Reserve "A" is hereby reserved for open space, landscaping, private streets, berms, drainage purposes, entry monuments, and utilities.

Reserve "B" is hereby reserved for open space, landscaping, berms, drainage purposes, entry monuments, utilities as confined to easements, and one access corridor over and across the north 548 feet of said Reserve "B" for access purposes to or from 15th Street North for the exclusive benefit of Lot 29, Block A.

Reserve "C" is hereby reserved for open space, landscaping, berms, drainage purposes, entry monuments, utilities as confined to easements, and one access corridor over and across the south 404 feet of said Reserve "C" for access purposes to or from 15th Street North for the exclusive benefit of Lot 32, Block A.

Reserve "D" is hereby reserved for open space, landscaping, berms, drainage purposes, utilities as confined to easements, and one access corridor over and across said Reserve "D" for access purposes to or from Reserve "H" for the exclusive benefit of Lot 31, Block A.

Reserve "E" is hereby reserved for open space, landscaping, berms, drainage purposes, utilities as confined to easements, and one access corridor over and across said Reserve "E" for access purposes to or from Reserve "H" for the exclusive benefit of Lot 31, Block A.

Reserves "F" and "G" are hereby reserved for open space, landscaping, berms, drainage purposes, and utilities as confined to easements.

Reserve "H" is hereby reserved for open space, entry gate and related appurtenances, landscaping, berms, drainage purposes, utilities, and private streets.