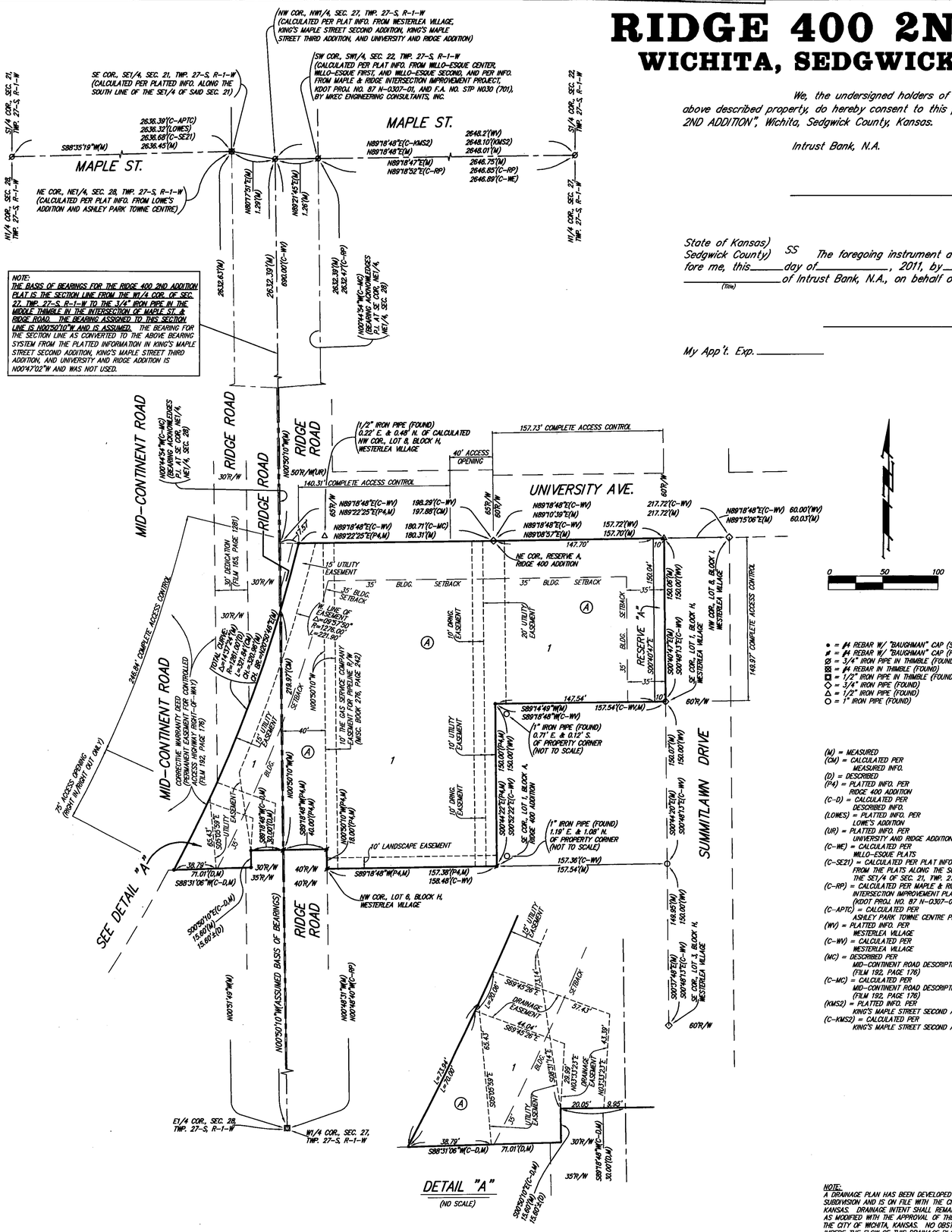
SUB 2011-06

FINAL TRACING REC'D 5-5-11 FILE COPY

RIDGE 400 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
= #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
Ø = 3/4" IRON PIPE IN THIMBLE (FOUND)
▣ = #4 REBAR IN THIMBLE (FOUND)
■ = 1/2" IRON PIPE IN THIMBLE (FOUND)
◇ = 3/4" IRON PIPE (FOUND)
△ = 1/2" IRON PIPE (FOUND)
○ = 1" IRON PIPE (FOUND)

(M) = MEASURED
(CM) = CALCULATED PER MEASURED INFO.
(D) = DESCRIBED
(P4) = PLATTED INFO. PER RIDGE 400 ADDITION
(C-D) = CALCULATED PER DESCRIBED INFO.
(LOWES) = PLATTED INFO. PER LOWE'S ADDITION
(UR) = PLATTED INFO. PER UNIVERSITY AND RIDGE ADDITION
(C-WE) = CALCULATED PER WILLO-ESQUE PLATS
(C-SE21) = CALCULATED PER PLAT INFO. FROM THE PLATS ALONG THE SOUTH LINE OF THE SE1/4 OF SEC. 21, TWP. 27-S, R-1-W
(C-RP) = CALCULATED PER MAPLE & RIDGE INTERSECTION IMPROVEMENT PLANS (KDOT PROJ. NO. 87 N-0307-01)
(C-APTC) = CALCULATED PER ASHLEY PARK TOWNE CENTRE PLAT INFO.
(WV) = PLATTED INFO. PER WESTERLEA VILLAGE
(C-WV) = CALCULATED PER WESTERLEA VILLAGE
(MC) = DESCRIBED PER MID-CONTINENT ROAD DESCRIPTION (FILM 192, PAGE 176)
(C-MC) = CALCULATED PER MID-CONTINENT ROAD DESCRIPTION (FILM 192, PAGE 176)
(KMS2) = PLATTED INFO. PER KING'S MAPLE STREET SECOND ADDITION
(C-KMS2) = CALCULATED PER KING'S MAPLE STREET SECOND ADDITION

NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "RIDGE 400 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Intrust Bank, N.A.

_____, _____ (Title)

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this ____ day of _____, 2011, by _____, _____ (Title) of Intrust Bank, N.A., on behalf of the credit union.

_____, Notary Public

My App't. Exp. _____

State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "RIDGE 400 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of all of Lot 1, Block H, Westerlea Village, Sedgwick County, Kansas, TOGETHER with a replat of all of Lot 1, Block A, and all of Reserves "A" and "B", all in Ridge 400 Addition, Wichita, Sedgwick County, Kansas, and TOGETHER with a tract of land described as follows: That part of the east 30.00 feet of the Northeast Quarter of Section 28, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas dedicated for Ridge Road, and that part of Ridge Road as dedicated in the 30 foot dedication recorded in Film 165, Page 1281, and that part of Mid-Continent Road as described and conveyed for permanent easement for controlled access highway right-of-way in the Corrective Warranty Deed recorded in Film 192, Page 176 lying within and being coincident with the following described tract of land: Beginning at the most westerly southwest corner of Lot 1, Block A, Ridge 400 Addition, Wichita, Sedgwick County, Kansas; thence northerly along the west line of Lot 1, Block A, in said Ridge 400 Addition, 219.97 feet to a point on a non-tangent curve to the right; thence southwesterly along said non-tangent curve to the right, through a central angle of 11°41'46" and having a radius of 1261.00 feet, an arc distance of 257.42 feet, (having a chord length of 256.97 feet), to a point on the north line of Lot 1, Ridge Plaza 9th Addition, Wichita, Sedgwick County, Kansas; thence easterly along the north line of Lot 1 in said Ridge Plaza 9th Addition, and as extended easterly, 71.01 feet to a point 30.00 feet normally distant west of the east line of said Northeast Quarter; thence northerly parallel with the east line of said Northeast Quarter, 15.60 feet, more or less, to the intersection with the westerly extension of the most westerly segment of the south line of Lot 1, Block A, in said Ridge 400 Addition; thence easterly along the westerly extension of the most westerly segment of the south line of Lot 1, Block A, in said Ridge 400 Addition, 30.00 feet to the point of beginning.

All being situated in the NW1/4 of Sec. 27, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael G. Conrey, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Block, a Street, and a Reserve, to be known as "RIDGE 400 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The landscape easement is hereby granted as indicated for open space, fences, landscaping, berms, drainage purposes, and a landscape buffer. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, screening walls/fences, landscaping, a landscape buffer, berms, utilities, and drainage purposes. Reserve "A" shall be owned and maintained by the owner of Lot 1, Block A, Ridge 400 2nd Addition, Wichita, Sedgwick County, Kansas. All abutters rights of access to or from Ridge Road over and across the west line of Lot 1, Block A, are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1, Block A, shall have access to said Ridge Road at one location over the south 75 feet of the west line of said Lot 1, Block A, and said access opening shall allow right turn in/right turn out traffic movements only. All abutters rights of access to or from University Ave. over and across the north line of Lot 1, Block A, are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1, Block A, shall have access to said University Ave. at one location over the east 40 feet of the west 180.31 feet of the north line of said Lot 1, Block A. All abutters rights of access to or from Summitlawn Drive over and across the east line of Reserve "A", are hereby granted to the City of Wichita, Kansas.

Freddy's Land, LLC
a Kansas limited liability company

_____, Member
Scott Redler

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 9TH day of MAY, 2011, by Scott Redler, Member of Freddy's Land, LLC, a Kansas limited liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE, Notary Public, State of Kansas, My Appt. Exp. 11-7-13

_____, Notary Public

My App't. Exp. 11-7-13

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

This plat of "RIDGE 400 2ND 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 _____, _____.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Debra Miller Stevens

_____, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2011.

_____, Mayor
Carl Brewer

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2011.

Entered on transfer record this _____ day of _____, 2011.

_____, County Clerk
Kelly B. Arnold

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2011 at _____ o'clock __ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\PROJECTS\RIDGE 400 2ND ADDITION_10-09-P717\PLAT\DRAWINGS\RIDGE 400 2ND F.DWG-MGC