FILE COPY SUB2012-27

FINAL TRACING REC'D 10-28-13

THE RANCH

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

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.

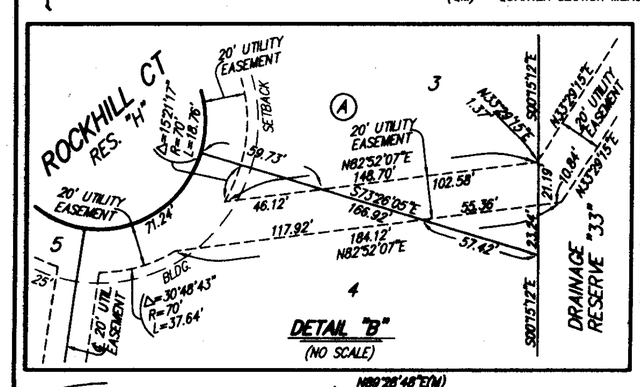
0' 100' 200'

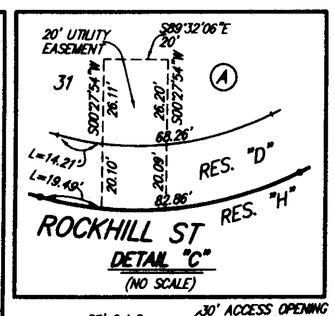
C.A.C. = COMPLETE ACCESS CONTROL

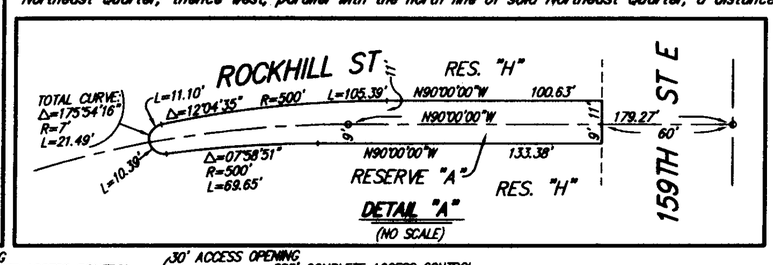
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
□ = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
△ = #4 REBAR W/ "PEC" CAP (FOUND)
○ = SEDGWICK COUNTY METAL CAP (FOUND)
◇ = 5/8" IRON PIPE IN THIMBLE (FOUND)
▽ = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
⊠ = #5 REBAR W/ "MKEC" CAP (FOUND)

(M) = MEASURED
(P) = PLATTED
(C) = CALCULATED
(D) = DESCRIBED
(CM) = CALCULATED PER MEASURED INFO.
(CD) = CALCULATED PER DESCRIBED INFO.
(QM) = QUARTER SECTION MEASUREMENT

N. = NORTH
E. = EAST
S. = SOUTH
W. = WEST
NE. = NORTHEAST
SE. = SOUTHEAST
NW. = NORTHWEST
SW. = SOUTHWEST
℄ = CENTER LINE
R/W = RIGHT-OF-WAY
COR. = CORNER







State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "THE RANCH", an Addition to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: Commencing at the northeast corner of the Northeast Quarter 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 westerly right of way line of 159th Street East as described in Film 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 747.50 feet to a point 800.00 feet west of the east line of said Northeast Quarter; thence south, parallel with said east line, a distance of 140.00 feet to a point 440.00 feet south of the north line of said Northeast Quarter; thence west, parallel with said north line a distance of 529.00 feet; thence south deflecting 89°44'00", a distance of 2218.14 feet to the south line of said Northeast Quarter; thence east, a distance of 1319.18 feet to the southeast corner of said Northeast Quarter; thence north 2309.84 feet to a point 350.00 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 westerly right-of-way line of said Film 1668, Page 2 to the point of beginning, EXCEPT that part of the above described tract described as follows: 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 westerly right of way line of 159th Street East as described in Film 1668, Page 2, Sedgwick County Register of Deeds Office; thence west, parallel with the north line of said Northeast Quarter, a distance of 747.50 feet to a point 800.00 feet west of the east line of said Northeast Quarter, and for a point of beginning; thence south, parallel with said east line, a distance of 140.00 feet to a point 440.00 feet south of the north line of said Northeast Quarter; thence east, parallel with said north line, a distance of 1.50 feet; thence northerly, 140.01 feet to the point of beginning. TOGETHER with a parcel of ground located in the north 300 feet of the east 800 feet of the Northeast Quarter of Section 12, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, more particularly described as follows: 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 62.50 feet to a point on the westerly right-of-way line of 159th Street East, said point being the point of beginning; thence west parallel with the north line of said Northeast Quarter, a distance of 737.50 feet; thence north parallel with and 800 feet distant from the east line of said Northeast Quarter, a distance of 250.00 feet to the southerly right-of-way line of 21st Street North as described in Film 1668, Page 2, Sedgwick County Register of Deeds Office; thence continuing along the south and westerly lines of said right-of-way through the following five courses; thence east, a distance of 450.00 feet; thence southeast to a point 250.00 west and 75.00 feet south, parallel with the north and east lines of said Northeast Quarter; thence east parallel with the north line of said Northeast Quarter, a distance of 175.00 feet; thence south parallel with the east line of said Northeast Quarter, a distance of 175.00 feet; thence southeast to the point of beginning.

All being situated in Northeast Quarter of Section 12, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.

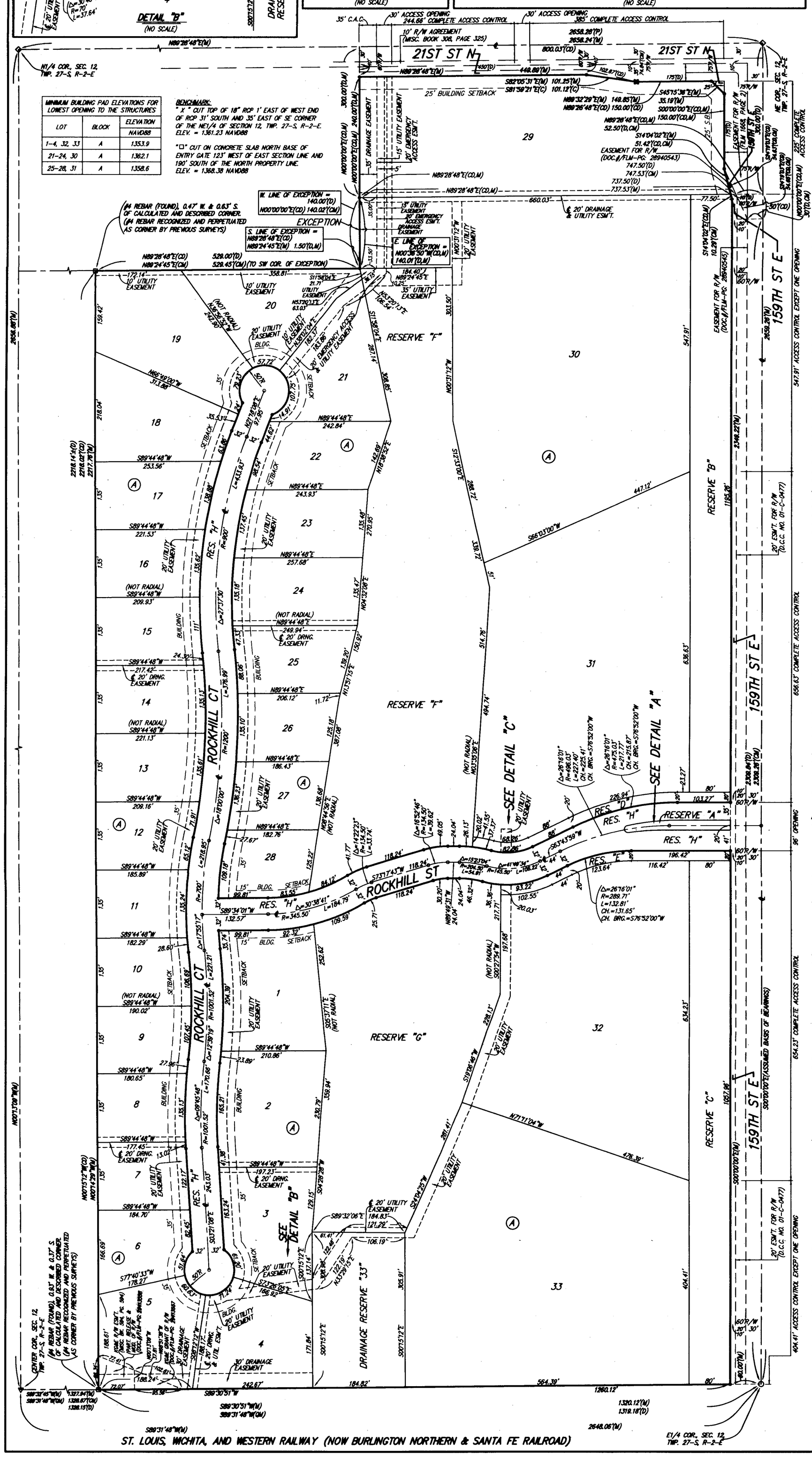
Baughman Company, P.A.

_____, Surveyor
Michael G. Conrey

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1-4, 32, 33	A	1353.9
21-24, 30	A	1362.1
25-28, 31	A	1358.6

BENCHMARK:
" X " CUT TOP OF 18" RCP 1' EAST OF WEST END OF RCP 31' SOUTH AND 35' EAST OF SE CORNER OF THE NE1/4 OF SECTION 12, TWP. 27-S, R-2-E. ELEV. = 1361.23 NAVD88

"□" CUT ON CONCRETE SLAB NORTH BASE OF ENTRY GATE 123' WEST OF EAST SECTION LINE AND 190' SOUTH OF THE NORTH PROPERTY LINE. ELEV. = 1368.38 NAVD88



Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, a Street, and Reserves to be known as "THE RANCH", an Addition to 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 drainage and utility easements are hereby granted for drainage purposes and for the construction and maintenance of all public utilities. The emergency access and utility easement is hereby granted as indicated for emergency access purposes and for the construction and maintenance of all public utilities and no fences or any other obstructions shall be constructed or placed on or within this easement. All utilities installed or constructed within the emergency access and utility easement shall be installed or constructed at or below finished grade. The emergency access easement is hereby granted as indicated for emergency access purposes and no fences or any other obstructions shall be constructed or placed on or within this easement. All utilities installed or constructed within that portion of the utility easement that overlaps said emergency access easement shall be installed or constructed at or below finished grade. The emergency access easement shall allow access for maintenance of the drainage channel and/or structures within the abutting drainage easement. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, private streets, berms, drainage purposes, sidewalks, entry monuments, and utilities. Reserve "B" is hereby reserved for open space, landscaping, berms, drainage purposes, entry monuments, utility main lines as confined to easements, utility service lines, and one access corridor over and across the north 547.91 feet of said Reserve "B" for access purposes to or from 159th Street East for the exclusive benefit of Lot 30, Block A. Reserve "C" is hereby reserved for open space, landscaping, berms, drainage purposes, entry monuments, utility main lines as confined to easements, utility service lines, and one access corridor over and across the south 404.41 feet of said Reserve "C" for access purposes to or from 159th Street East for the exclusive benefit of Lot 33, Block A. Reserve "D" is hereby reserved for open space, landscaping, sidewalks, berms, drainage purposes, utility main lines as confined to easements, utility service lines, 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, sidewalks, landscaping, berms, drainage purposes, utility main lines as confined to easements, utility service lines, and one access corridor over and across said Reserve "E" for access purposes to or from Reserve "H" for the exclusive benefit of Lot 32, Block A. The location and routing of all utility service lines crossing said Reserves "B", "C", "D", and "E" shall be approved by the homeowners association for the addition, their successors and/or assigns. Reserves "F" and "G" are hereby reserved for open space, landscaping, berms, sidewalks, gazebos, lakes, drainage purposes, and utilities as confined to easements. Reserve "H" is hereby reserved for open space, entry gates and related appurtenances, landscaping, berms, drainage purposes, sidewalks, utilities, and private streets. Drainage Reserve "33" is hereby reserved for open space, landscaping, and drainage purposes. Drainage Reserve "33" shall be owned and maintained by the owner of Lot 33, Block A. Reserves "A", "B", "C", "D", "E", "F", "G", and "H" shall be owned and maintained by the homeowners association for the addition provided, however, that the undersigned, or the homeowners association, as the undersigned's successor in interest, may, in their discretion, deed a parcel of a Reserve to an owner or owners of an adjacent Lot, subject to the obligation to maintain such deeded parcel of a Reserve in compliance with the provisions hereof and in compliance with the maintenance covenants of any applicable restrictive covenants and/or regulations. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

RBR Land, LLC, a Kansas limited liability company

_____, Manager
Kevin M. Mullen, President of Ritchie Associates, Inc.

Ranch 21, L.L.C., a Kansas limited liability company

_____, Manager
Cathy Erickson, Vice-President of Laham Development Company, L.L.C.

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 21st day of October, 2013, by Kevin M. Mullen, President of Ritchie Associates, Inc., as Manager of RBR Land, LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-13

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

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 22nd day of October, 2013, by Cathy Erickson, Vice-President of Laham Development Company, L.L.C., as Manager of Ranch 21, L.L.C., a Kansas limited liability company, on behalf of the limited liability company.

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

_____, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-13

We, the undersigned holders of mortgages on the above described property, do hereby consent to this plat of "THE RANCH", an Addition to Wichita, Sedgwick County, Kansas.

INTRUST Bank, N.A.

_____, _____
(Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2013, by _____, _____ (Title) of INTRUST Bank, N.A., on behalf of the bank.

_____, Notary Public

My App't. Exp. _____

This plat of "THE RANCH", an Addition to 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 _____, 2013.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Don Klausmeyer

_____, 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 _____, 2013.

_____, Mayor
Carl Brewer

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2013.

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

Entered on transfer record this _____ day of _____, 2013.

_____, County Clerk
Kelly B. Arnold

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2013 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\THE RANCH_12-08-P899\PLAT\DRAWINGS\RANCH F.DWG-MGC