

RIDGE 400 ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "RIDGE 400 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 Lots 7 and 8, Block H,
Westerlea Village, Sedgwick County, Kansas together with that part of
Ridge Road as dedicated in said Westerlea Village described as follows:
Beginning at the NW corner of said Lot 8; thence southerly along the
west line of said Lots 8 and 7, 282.00 feet to a point 18.00 feet north
of the SW corner of said Lot 7; thence westerly parallel with the extended
south line of said Lot 7, 40.00 feet to a point on the west line of the
NW 1/4 of Sec. 27, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County,
Kansas; thence northerly along the west line of said NW 1/4, 238.17 feet
to a point on a curve to the left; thence northeasterly along said curve,
having a central angle of 01°57'41" and a radius of 1,328.24 feet, an arc
distance of 45.47 feet, (having a chord length of 45.47 feet bearing
N14°49'28"E), to the intersection with the westerly extension of the north
line of said Lot 8; thence easterly along said extended north line, 27.73
feet to the point of beginning.

All being situated in the NW 1/4 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 D. Conrey, Surveyor
Michael & Conrey

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, and Reserves, to be known as "RIDGE 400
ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are
hereby granted as indicated for the construction and maintenance of all
public utilities. The drainage easement is hereby granted as indicated for
drainage purposes. The wall easement is hereby granted as indicated for
the construction and maintenance of a private screening wall and utility
main lines and service lines shall be allowed to cross this easement. The
landscape easement is hereby granted as indicated for open space,
landscaping, berms, drainage purposes, and a landscape buffer. Reserves
"A" and "B" are hereby reserved for open space, landscaping, a landscape
buffer, berms, utilities as confined to easement, and drainage purposes.
Reserve "A" shall be owned and maintained by the owner of Lot 1, Block
A, Ridge 400 Addition, Wichita, Sedgwick County, Kansas or the owner of
Lot 1, Block H, Westerlea Village, Wichita, Sedgwick County, Kansas.
Reserve "B" shall be owned and maintained by the owner of Lot 1, Block
A, Ridge 400 Addition, Wichita, Sedgwick County, Kansas or the owner of
Lot 2, Block H, Westerlea Village, Wichita, Sedgwick County, Kansas. All
abutters rights of access to or from Ridge Road over and across the west
line of Lot 1 are hereby granted to the City of Wichita, Kansas provided,
however, that said Lot 1 shall have access to said Ridge Road at one
location over the south 50 feet of the west line of said Lot 1, 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 are hereby granted to the City of Wichita,
Kansas provided, however, that said Lot 1 shall have access to said
University Ave. at one location over the east 40 feet of the north line of
said Lot 1.

LKH Properties, L.C.,
a Kansas limited liability company

FINAL TRACING RECORD
Leisa Lowry, President
Michael R. Thull, Notary Public

This plat of "RIDGE 400 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

Darrell Downing, Chair

John L. Schlegel, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2009.

Carl Brewer, Mayor

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2009.

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this _____ day of _____, 2009, by Leisa Lowry, President of LKH
Properties, L.C., a Kansas limited liability company, on behalf of the
limited liability company.

JUDITH M. TERHUNE, Notary Public
My App't. Exp. 11-7-09

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this _____ day of _____, 2009, by Michael R. Thull, a single
person.

JUDITH M. TERHUNE, Notary Public
My App't. Exp. 11-7-09

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

Wichita Municipal Federal Credit Union

Wayne Warfel, President

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____, 2009, by Wayne Warfel,
President of Wichita Municipal Federal Credit Union, on behalf
of the credit union.

Rachel Ross, Notary Public
My App't. Exp. 02/07/2012

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2009 at _____ o'clock _____ M.; and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy