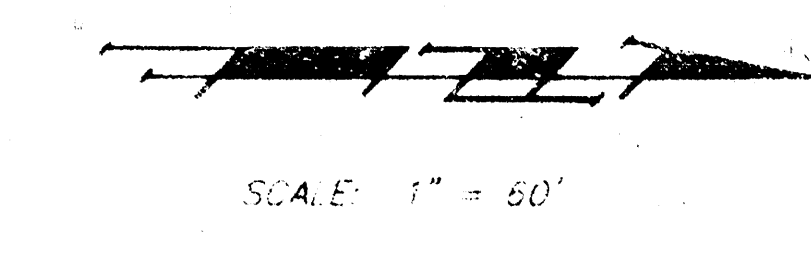
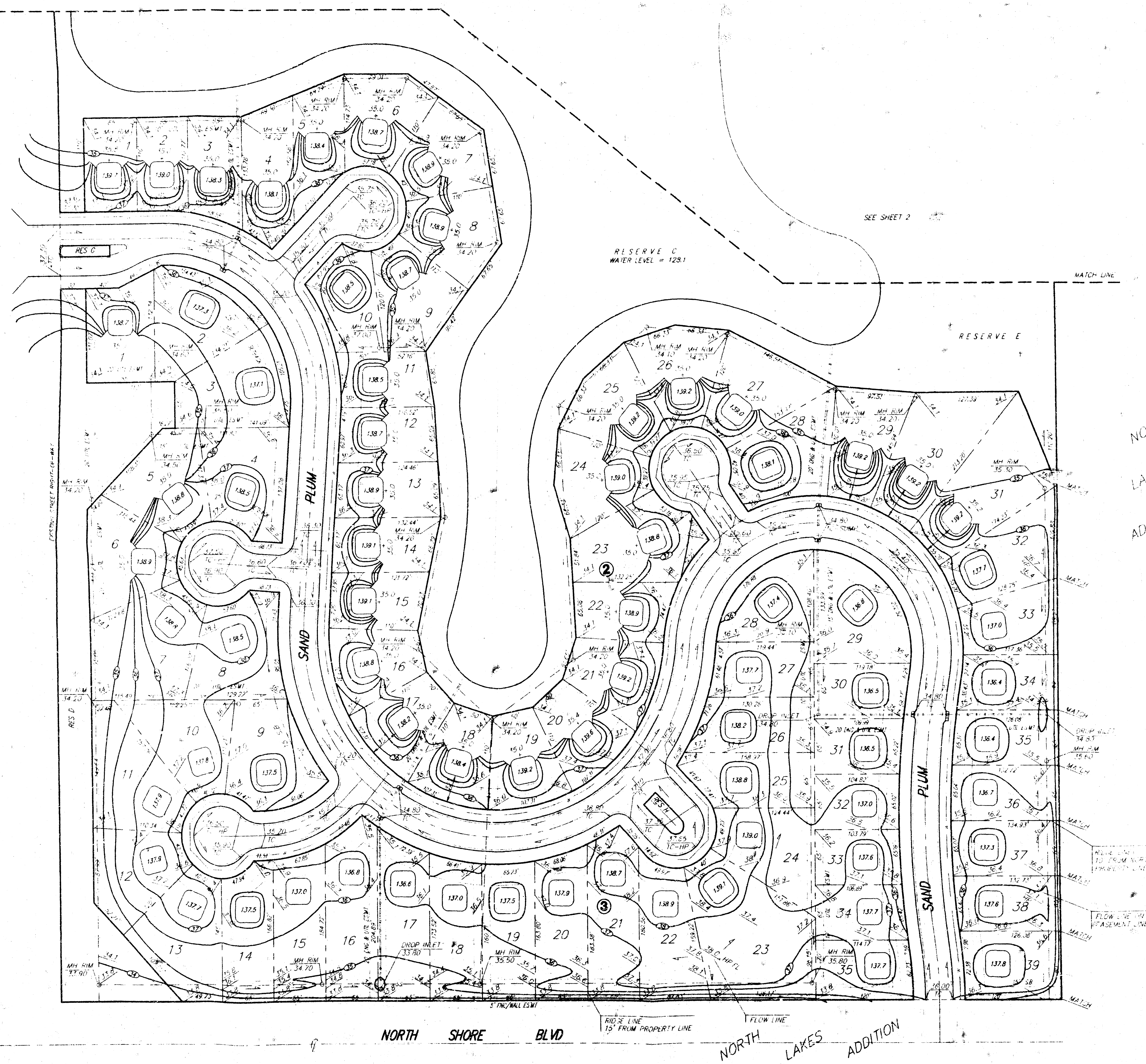


SEDGWICK
COUNTY
ZOO
2ND
ADDITION

NO
ST
21ST

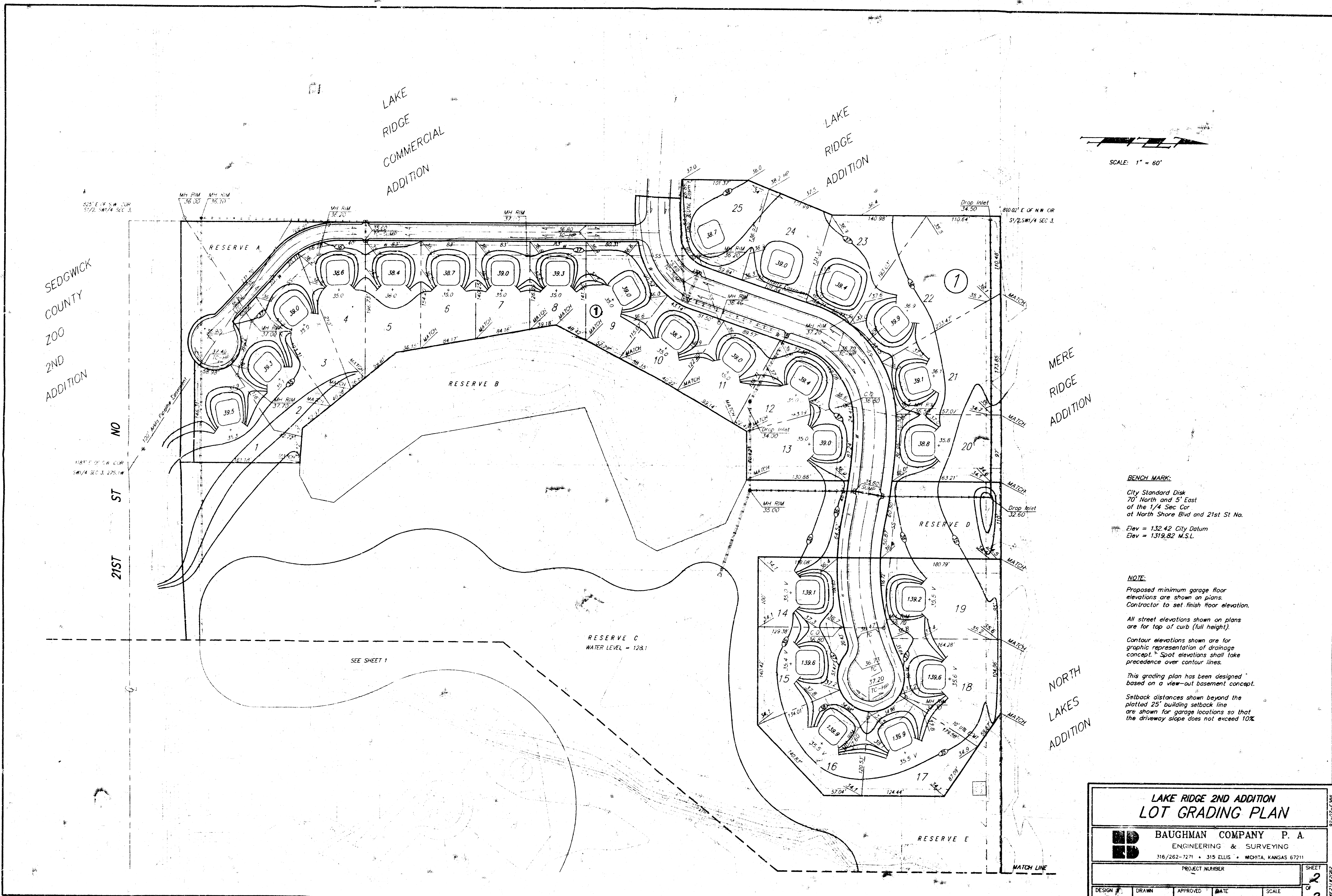


**APPROVED
DRAINAGE PLAN**

BENCH MARK:
City Standard Jisk
70' North and 5th East
of the 1/4 Sec Cor
at North Shore Blvd and 21st St No.
Elev = 132.42 City Datum
Elev = 1319.82 U.S.L.

NOTE:
Proposed minimum garage floor
elevations are shown on plans.
Contractor to set finish floor elevation.
All street elevations shown on plans
are for top of curb (full height).
Contour elevations shown are for
graphic representation of drainage
concept. Spot elevations shall take
precedence over contour lines.
This grading plan has been designed
based on a view-out basement concept.
Setback distances shown beyond the
platted 25' building setback line
are shown for garage locations so that
the driveway slope does not exceed 10%.

LAKE RIDGE 2ND ADDITION LOT GRADING PLAN			
BAUGHMAN COMPANY P. A. ENGINEERING & SURVEYING P.O. Box 267-7211 • 315 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER: _____			
DESIGN P. A.	DRAWN P. A.	APPROVED P. A.	SHEET 1
DATE 11-19-81			SCALE 1" = 50'



BENCH MARK:
City Standard Disk
70' North and 5' East
of the 1/4 Sec Cor
at North Shore Blvd and 21st St No.
Elev = 132.42 City Datum
Elev = 1319.82 M.S.L.

NOTE:
Proposed minimum garage floor
elevations are shown on plans.
Contractor to set finish floor elevation.

All street elevations shown on plans
are for top of curb (full height).

Contour elevations shown are for
graphic representation of drainage
concept. Spot elevations shall take
precedence over contour lines.

This grading plan has been designed
based on a view-out basement concept.

Setback distances shown beyond the
platted 25' building setback line
are shown for garage locations so that
the driveway slope does not exceed 10%.

LAKE RIDGE 2ND ADDITION LOT GRADING PLAN					
BAUGHMAN COMPANY P. A. ENGINEERING & SURVEYING 316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211					
PROJECT NUMBER					
DESIGN P.J.A.	DRAWN B.A.M.	APPROVED	DATE 11-9-93	SCALE 1"=60'	SHEET 2 OF 2

DRAINAGE PLAN LAKE RIDGE 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, the undersigned, holders of a mortgage
Sedgwick County) on the above described property, do hereby consent to this plat of
LAKE RIDGE 2ND ADDITION, Wichita, Sedgwick County, Kansas,
and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as follows: That part of the
S1/2 of the SW1/4 of Sec. 3, Twp. 27-S, R. 1-W of the 6th P.M.,
Sedgwick County, Kansas, described as commencing at the S.E. corner
of said SW1/4, thence N 00°02'39" E, along the east line of
said SW1/4, 80 feet to the north line of 21st St. No. as established
at (Deed) Book 67, Page 1209; thence S 84°33'36" W, along the
north line of said 21st St. No. 30 feet to the west line of North Shore
Blvd as established at Film 235, Page 1150 and Film 248, Page 498,
for a place of beginning; thence N 00°02'39" E, along the west line
of said North Shore Blvd, 1238.70 feet to the north line of the S1/2
of said SW1/4; thence S 89°39'50" W, along the north line of the
S1/2 of said SW1/4, 1271.45 feet to the N.W. corner of the SE1/4
of said SW1/4; thence S 89°35'20" W and continuing along the
north line of the S1/2 of said SW1/4, 511.33 feet to a point 810.02
feet east of the N.W. corner of the S1/2 of said SW1/4; thence
S 00° W, 251.63 feet; thence S 20°33'54" W, 135.99 feet; thence
S 00° W, 101.37 feet; thence S 86°50'24" E, 26.86 feet to the P.C.
of a curve to the left, having a radius of 299.09 feet and a central
angle of 23°44'12"; thence northeasterly, along said curve, an arc
distance of 123.91 feet (having a chord bearing N81°17'30" E, 123.02
feet) to the P.T. of said curve; thence N 69°25'24" E, 6.62 feet to
a point on a curve, having a radius of 250 feet; thence southeasterly,
along said curve to the left, through a central angle of 111°03'4", an
arc distance of 48.79 feet (having a chord bearing S 18°21'04" E,
48.71 feet) to the P.C. of a curve to the right, having a radius of
497.45 feet; thence southeasterly, along said curve and through a
central angle of 02°13'40", an arc distance of 19.34 feet (having
a chord bearing S 22°49'41" E, 19.34 feet); thence S 69°25'24" W,
5.49 feet to the P.C. of a curve to the right, having a radius of
367.09 feet; thence westerly, along said curve and through a central
angle of 17°32'19", an arc distance of 112.37 feet (having a chord
bearing S 78°11'34" W, 111.93 feet); thence S 00° W, 688.32 feet
to a point 80 feet north of the south line of said SW1/4 and being
on the north line of said 21st St. No.; thence N 89°39'36" E, 471.84
feet; thence N 86°47'48" E, 200.22 feet; thence N 89°39'36" E,
300 feet; thence S 88°42'10" E, 350.08 feet; thence N 89°39'36" E,
445.09 feet to the place of beginning.

Existing public easements and dedications including the easement
for channel change Film 63, page 339, being vacated by virtue of
K.S.A. 12-512(b).

Baughman Company, P.A.

Date

Surveyor
Gregory F. Severns

We, the undersigned, holders of a mortgage
on the above described property, do hereby consent to this plat of
LAKE RIDGE 2ND ADDITION, Wichita, Sedgwick County, Kansas.
Prairie State Bank of Maize

Vice-President
Chris A. Anderson

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this day of 1993, by Chris A.
Anderson, Vice-President of Prairie State Bank of Maize, on behalf
of the corporation.

Notary Public
My App't. Exp.

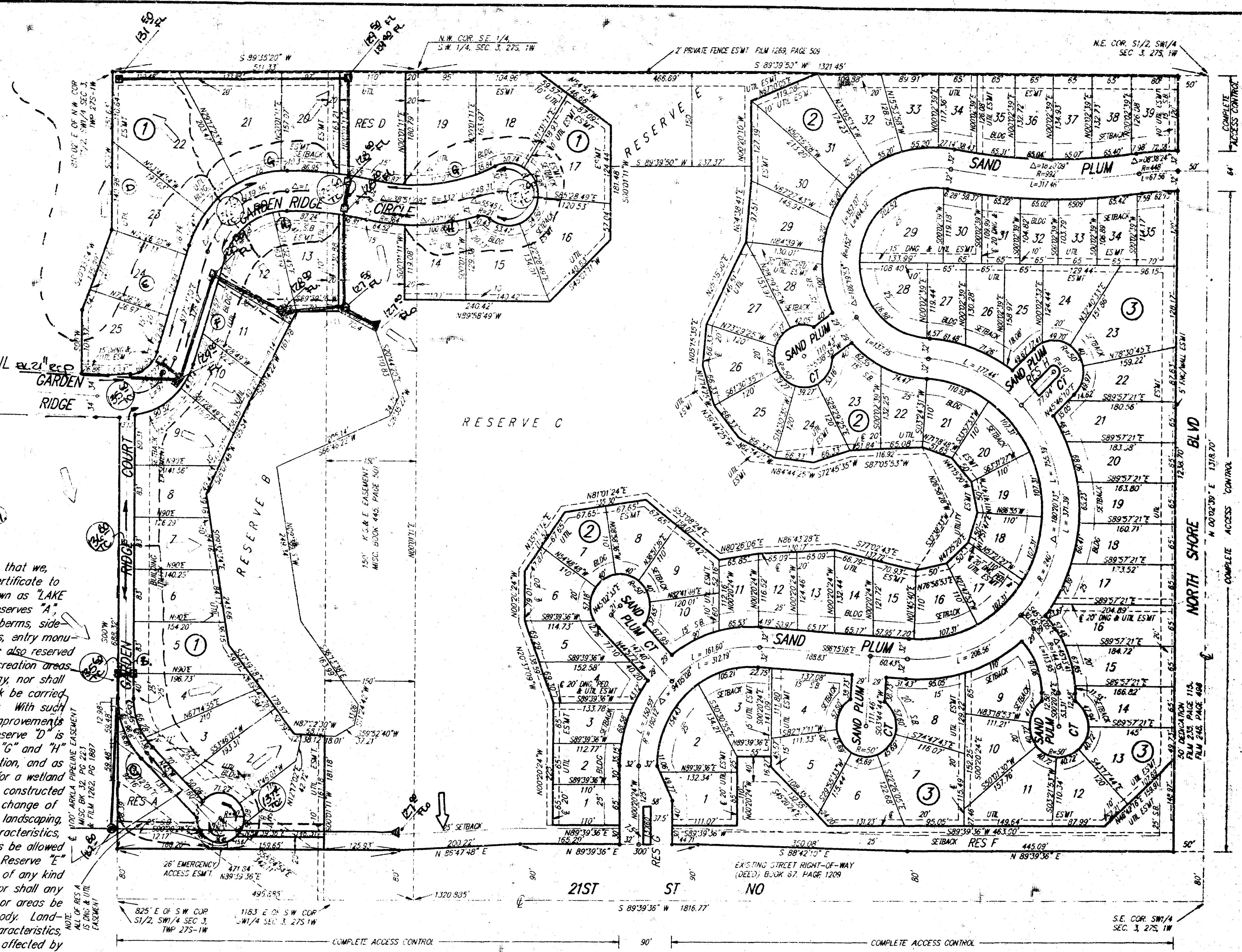
Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to
be platted into Lots, Blocks, Reserves and streets to be known as LAKE
RIDGE 2ND ADDITION, Wichita, Sedgwick County, Kansas. Reserves "A",
"C", "D", and "F" are hereby reserved for landscaping, earthberms, side-
walks, bike trails, lighting, irrigation, drainage, signage, gazebos, entry monu-
ments, and utilities as confined to easements. Reserve "C" is also reserved
for floodway, lake, drainage structures, natural areas, and recreation areas.
No buildings shall be constructed on or within said floodway, nor shall
any fill, change of grade, creation of channel or other work be carried
on without the permission of the appropriate governing body. With such
permission of said appropriate governing body, additional improvements
and/or activities may be permitted within said floodway. Reserve "D" is
also reserved for park and recreational facilities. Reserves "G" and "H"
are hereby reserved for entry monuments, landscaping, irrigation, and as
street and utility easements. Reserve "B" is hereby reserved for a wetland
nature area. No buildings or structures of any kind shall be constructed
or placed on or within Reserve "B", nor shall any cut, fill, change of
grade, creation of channel, sidewalks, pedestrian or bike trails, landscaping,
change of existing or future natural vegetation growth characteristics,
recreational facilities or areas, or any other work or activities be allowed
without the permission of the appropriate governing body. Reserve "E"
is hereby reserved for floodway. No buildings or structures of any kind
shall be constructed or placed on or within Reserve "E", nor shall any
sidewalks, pedestrian or bike trails, or recreational facilities or areas be
allowed without the permission of the appropriate governing body. Land-
scaping or change in existing or future vegetation growth characteristics,
shall not be allowed in Reserve "E" except in areas directly affected by
channel alignment as permitted by the appropriate governing body. All
Reserves shall be owned and maintained by the Homeowners Association
for the addition. The utility easements are hereby granted as indicated
for the construction and maintenance of all public utilities. The drainage
and utility easements are hereby granted as indicated for drainage purposes
and for the construction and maintenance of all public utilities. The
drainage, pedestrian access, and utility easements are hereby granted as
indicated for drainage purposes, for pedestrian access to and from
Reserve "C", and for the construction and maintenance of all public utilities,
and no fences or other obstructions shall be constructed or placed within
these easements. The emergency access easement is hereby granted as
indicated for emergency access purposes and no fences or other obstructions
shall be constructed or placed within this easement. The 5 foot fence/wall
easement is hereby granted as indicated for the construction and main-
tenance of a private fence/wall and utilities are allowed to cross this ease-
ment. The streets are hereby dedicated to and for the use of the public.
All abutters rights of access to or from 21st Street North over and across
the south line of Reserves "A", "C", and "F", and to or from North Shore
Boulevard over and across the east line of Reserve "F", and Lot 39, Block 2,
and Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 35, Block 3, are
hereby granted to the City of Wichita, Kansas. Minimum Pad Elevations for
the lowest opening to the structures shall be as indicated on the face of
the plat.

R.B.R., Inc.

President
Randy Dean

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this day of 1993, by Randy
Dean, President of R.B.R., Inc., on behalf of the corporation.

Notary Public
My App't. Exp.



This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this day of 1993.

Mayor
Elma Broadfoot
City Clerk
Pat Burnett

Entered on transfer record this day
1993.

County Clerk
Susan E. Crockett-Spoon

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 1993, at o'clock M.; and is duly
recorded.

Register of Deeds
Pat Kettler
Deputy
Ed Resa

MINIMUM BUILDING PAD ELEVATION FOR
LOWEST OPENING TO THE STRUCTURE
SHALL BE 135 CITY DATUM THE SAME
BEING 1322.4 M.S.L. FOR THE FOLLOW-
ING LOTS
LOTS 8, 10, 11, 12, 13, 14, 15, 16, 17,
18, AND 19, BLOCK 2
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11,
12, 13, 14, 15, 16, 17, 18, 19, 20, 21,
22, 23, 24, 25, 26, 27, 28, 29, 30,
AND 31, BLOCK 3
BENCH MARK:
CITY STANDARD DISC 70 FEET NORTH
AND 5 FEET EAST OF THE 1/4 SEC.
COR. AT NORTH SHORE BLVD AND 21ST
ST. NO.
ELEV. = 132.42 CITY DATUM
ELEV. = 1319.82 M.S.L.

R. Plan - alizlas