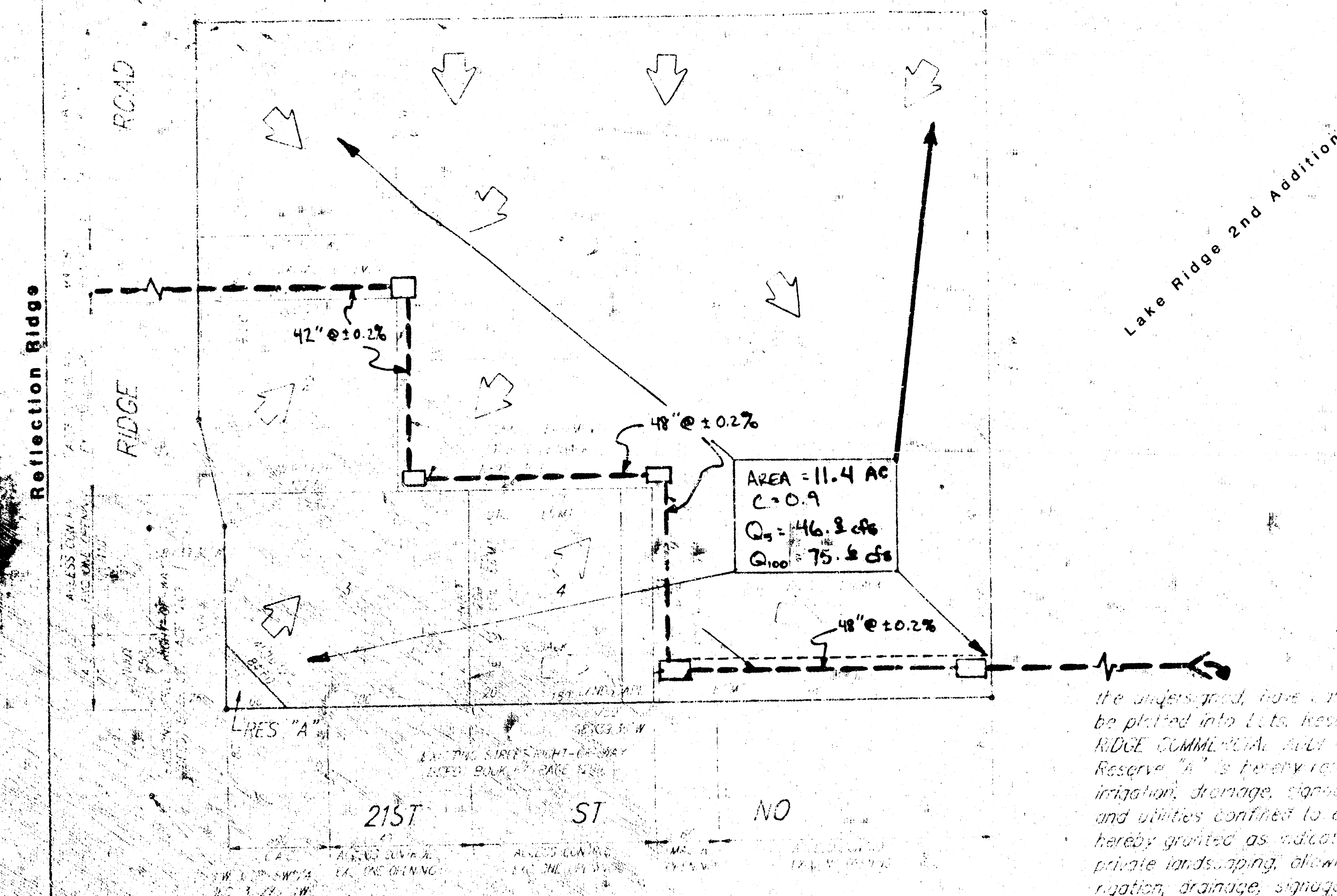


DRAINAGE PLAN LAKE RIDGE COMMERCIAL 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



Known to me by the instrument that was the undersigned, have caused to be in the surveyor's hands to be placed into the records and sheets to be known as LAKE RIDGE COMMERCIAL 2ND ADDITION, Wichita, Sedgwick County, Kansas. Reserve "A" is hereby reserved for easements, landscaping, parking, irrigation, drainage, drainage, earth movements, sidewalks, bike paths, and utilities confined to easements. The land use easements are hereby granted as indicated for the construction and maintenance of private landscaping, allowing for earthworks, landscaping, lighting, irrigation, drainage, signage, sidewalks, bike paths, utilities confined to easements and utilities and sidewalks are allowed to cross these easements. Reserve "A" shall be owned by the lot owners association for the addition and Reserve "B" and the landscaping easements shall be maintained by the lot owners association for the addition. The 5 foot and easements are hereby granted as indicated for the construction and maintenance of a private wall and utilities are allowed to cross these easements. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted for the use of drainage purposes. The street is hereby dedicated to and for the use of the public. Access, controls are hereby granted to the appropriate governing body as indicated on the face of the plat and shall be determined by the engineer of the appropriate governing body.

State of Kansas, SS We, Baughman Company, P.A., Surveyors in Sedgwick County and State do hereby certify that we have surveyed and plotted LAKE RIDGE COMMERCIAL 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 Lake Ridge Commercial Addition, Wichita, Sedgwick County, Kansas.

All being situated in the SW 1/4 of Sec. 3, T. 13 N., R. 15 W. of the 6th P.M., Sedgwick County, Kansas.

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

Surveyor
Gregory Savers

Lake Ridge Investors, L.C., a Kansas Limited Liability Company

Managing Member
City Manager

President
A. Thomas Allen

Reginald V. Boethe

Patricia A. Boethe

William Bennett

Patricia A. Bennett

Dale Higgins

Alice A. Higgins

Jack Harris

Deborah E. Harris

Marvin Schellenberg

Marlene S. Schellenberg

State of Kansas, SS The foregoing instrument was acknowledged before me this day of April, 1994, by Dale Higgins and Alice A. Higgins, husband and wife.

My Appt Exp.

State of Kansas, SS The foregoing instrument was acknowledged before me this day of April, 1994, by William Bennett and Patricia A. Bennett, husband and wife.

My Appt Exp.

State of Kansas, SS The foregoing instrument was acknowledged before me this day of April, 1994, by Reginald V. Boethe and Patricia A. Boethe, husband and wife.

My Appt Exp.

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My Appt Exp.

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My Appt Exp.

State of Kansas, SS The foregoing instrument was acknowledged before me this day of April, 1994, by Jack Harris and Deborah E. Harris, husband and wife.

My Appt Exp.

State of Kansas, SS The foregoing instrument was acknowledged before me this day of April, 1994, by Marvin Schellenberg and Marlene S. Schellenberg, husband and wife.

My Appt Exp.

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My Appt Exp.

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My Appt Exp.

State of Kansas, SS The foregoing instrument was acknowledged before me this day of April, 1994, by Dale Higgins and Alice A. Higgins, husband and wife.

My Appt Exp.

Entered on transfer record this day of April, 1994.

County Clerk
Jason P. Crockett-Spoon

My Appt Exp.

State of Kansas, SS The foregoing instrument was acknowledged before me this day of April, 1994, by Jack Harris and Deborah E. Harris, husband and wife.

My Appt Exp.

State of Kansas, SS The foregoing instrument was acknowledged before me this day of April, 1994, by Marvin Schellenberg and Marlene S. Schellenberg, husband and wife.

My Appt Exp.

State of Kansas, SS The foregoing instrument was acknowledged before me this day of April, 1994, by Dale Higgins and Alice A. Higgins, husband and wife.

My Appt Exp.



PRELIMINARY PLAT LAKE RIDGE

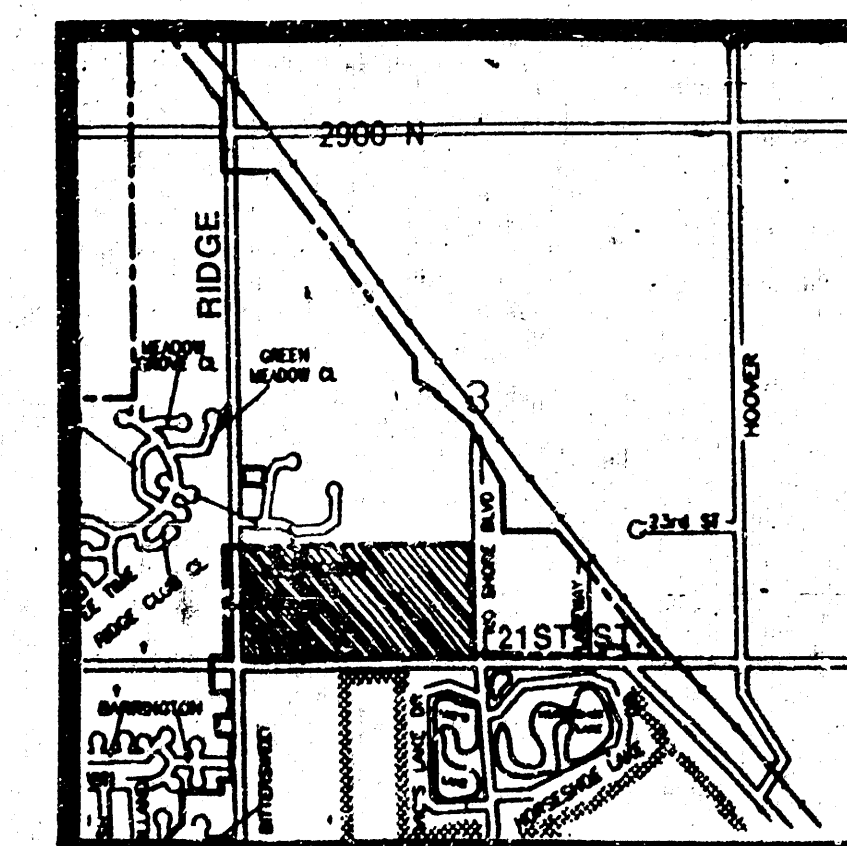
OWNER: LAKE RIDGE INVESTORS L.C., 200 MARKET CENTER, 155 N. MARKET, WICHITA, KS. 67202 PH: (316) 265-2727

NOTES:

1. B.M. CHISELED " " ON THE NORTHEAST WING WALL OF 21ST ST. BRIDGE APPROX. 1500' EAST OF CENTERLINE OF RIDGE ROAD. ELEV. 1325.12 M.S.L.
2. SEE LAKE RIDGE RESIDENTIAL AND COMMERCIAL C.U.P.'S FOR 21ST STREET & RIDGE RD. IMPROVEMENTS.
3. RESERVES "A" THRU "D" SHALL PERMIT EARTHBERMS, LANDSCAPING, SIDEWALKS, BIKE TRAILS, LIGHTING, IRRIGATION, DRAINAGE, SIGNAGE, GAZEBOS, ENTRY MONUMENTS, AND UTILITIES CONFINED TO EASEMENTS.
4. RESERVES "E" THRU "F" SHALL PERMIT ENTRY MONUMENTS, LANDSCAPING, IRRIGATION, AND UTILITIES CONFINED TO EASEMENTS.
5. A DRAINAGE CONCEPT PLAN AND HYDROLOGY STUDY SHALL BE PREPARED TO ESTABLISH MINIMUM PAD ELEVATION AND SUBMITTED TO CITY ENGINEER FOR APPROVAL.
6. RESERVE "D" SHALL ALSO PERMIT LAKES AND DRAINAGE STRUCTURE, CLUBHOUSE, SWIMMING POOL AND PLAY AREA. RESERVE "E" SHALL ALSO PERMIT PARK AND RECREATION FACILITIES.

N
W
E
S
SCALE: 1"=100'

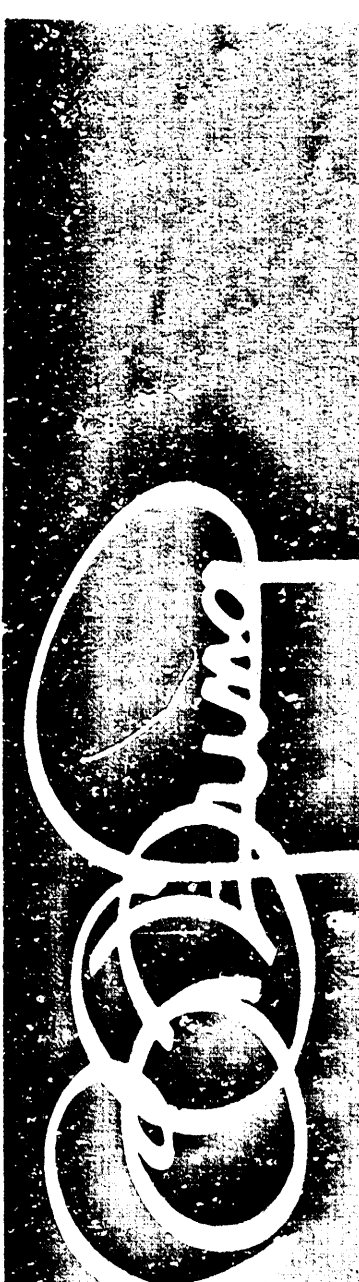
TOTAL AREA: 72.3 AC.



LOCATION MAP

DRAINAGE PLAN

9/29/92
4/23/92



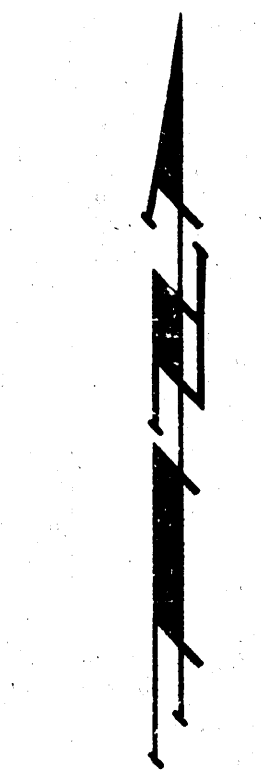
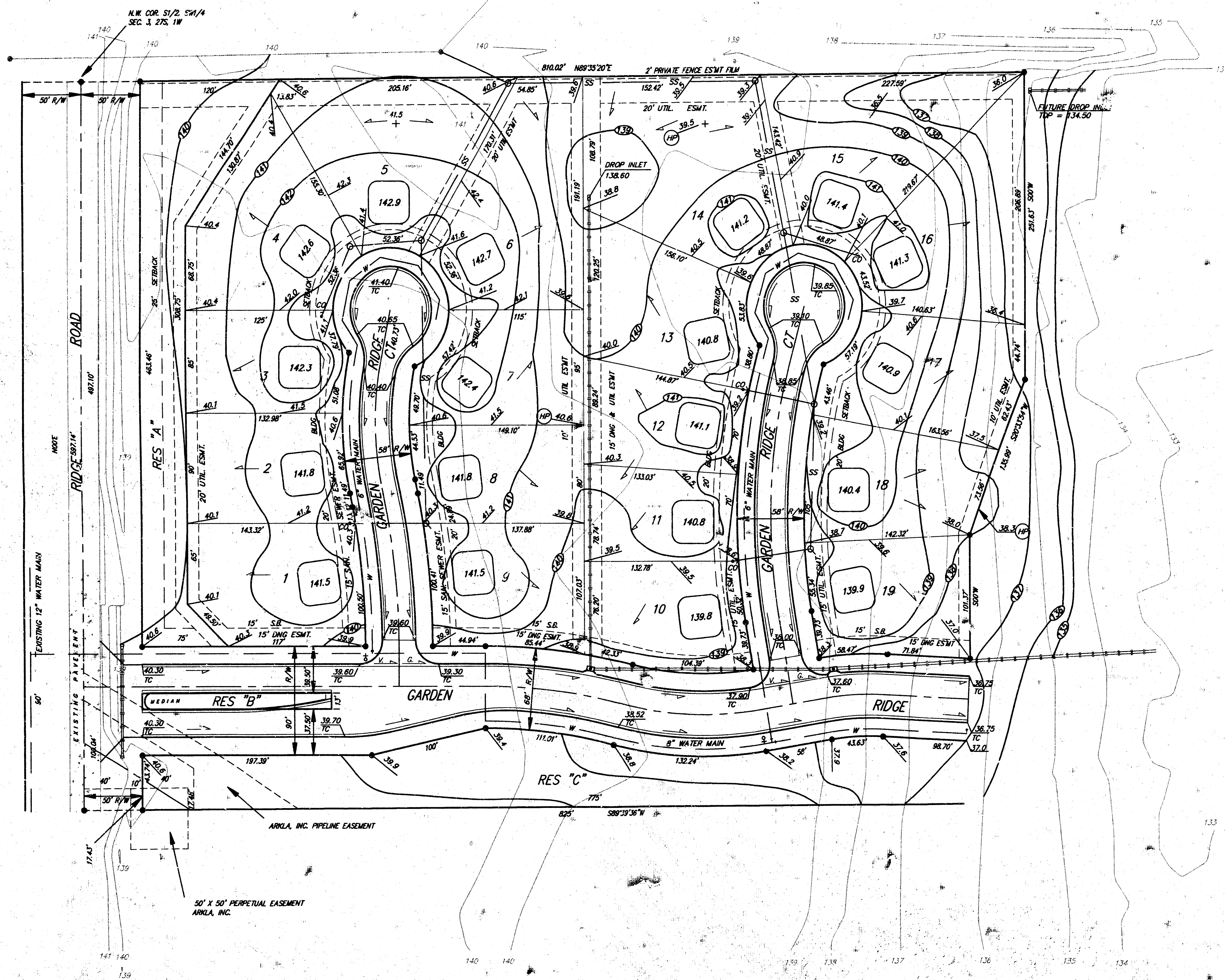
BILL G. YUNG DESIGN
4912 E 29TH STREET NORTH
WICHITA, KS. 67220
316-683-5567

DATE
REV.

SHEET TITLE
PRELIMINARY PLAT

PROJECT
LAKE RIDGE ADDITION

SHEET
OF



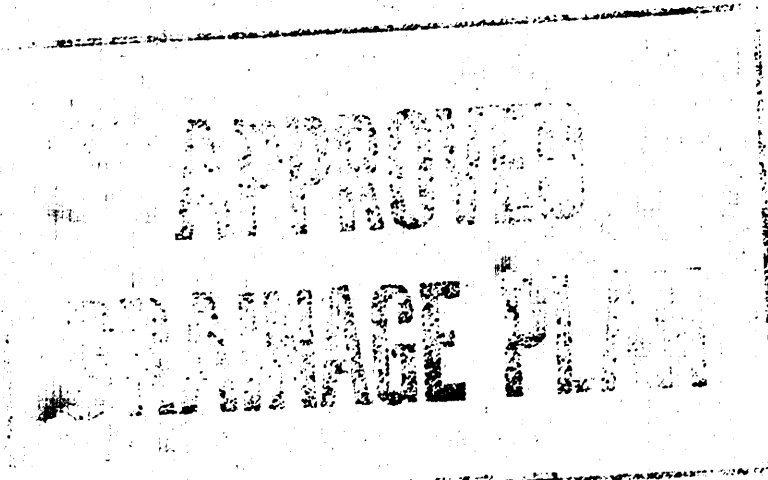
1" = 50'
• = PIN

BENCHMARK: R.R. SPIKE IN P.P. 75' N. AND 58' E.
OF CENTER LINES OF 21ST NORTH AND
RIDGE ROAD.
ELEVATION: 143.30 CITY DATUM

NOTE:
Proposed Garage floor elevations are shown on the plans.
Variations from garage floor elevations must be approved
by Baughman Company, P.A. 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.



LAKE RIDGE ADDITION LOT GRADING PLAN					
BAUGHMAN COMPANY P. A. ENGINEERING & SURVEYING 316/282-7271 • 315 ELLIS • WICHITA, KANSAS 67211					
PROJECT NUMBER					
DESIGN P. J. M.	DRAWN KEVIN	APPROVED	DATE JULY 15, 1992	SCALE 1" = 50'	SHEET 1 OF 1 LATE GRADE