

# SOUTHERN RIDGE 3RD ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) and state do hereby certify that we have surveyed and  
platted "SOUTHERN RIDGE 3RD ADDITION", Wichita, Sedgwick County,  
Kansas and that the accompanying plat is a true and correct exhibit of  
the property surveyed, described as the NE1/4 of Section 6, Twp. 28-S,  
R-1-W of the 6th P.M., Sedgwick County, Kansas, EXCEPT a tract  
described as follows: Beginning at the NE corner of said section; thence  
south, a distance of 943 feet; thence N89°43'49"W, a distance of 475  
feet; thence north, a distance of 943 feet; S89°43'49"E, a distance of  
475 feet to the point of beginning, and EXCEPT that part platted as  
Southern Ridge Addition, Wichita, Sedgwick County, Kansas, and EXCEPT  
that part platted as Southern Ridge 2nd Addition, Wichita, Sedgwick  
County, Kansas, all being subject to road rights-of-way of record.

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

Baughman Company, P.A.

\_\_\_\_\_, Surveyor  
Michael G. Conrey

We, the undersigned holders of a mortgage on the  
above described property, do hereby consent to this plat of "SOUTHERN  
RIDGE 3RD ADDITION", Wichita, Sedgwick County, Kansas.

Stillwater National Bank and Trust Company

State of \_\_\_\_\_ County) SS The foregoing instrument acknowledged be-  
fore me, this \_\_\_\_\_ day of \_\_\_\_\_, 2005, by \_\_\_\_\_  
of Stillwater National Bank and Trust Company, on  
behalf of the bank.

\_\_\_\_\_, Notary Public  
My App't. Exp. \_\_\_\_\_

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

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

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to be  
platted into Lots, Blocks, Streets and Reserves to be known as "SOUTHERN  
RIDGE 3RD ADDITION", Wichita, Sedgwick County, Kansas. 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  
easements are hereby granted as indicated for drainage purposes. The  
wall easements are 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 streets are hereby  
dedicated to and for the use of the public. Reserve "A" is hereby  
reserved for open space, entry monuments, landscaping, berms, drainage  
purposes, and utilities. Reserve "B" is hereby reserved for open space,  
landscaping, berms, sidewalks, lakes, drainage purposes, and utilities as  
confined to easement. Reserve "C" is hereby reserved for landscaping,  
open space, sidewalks, walking paths, berms, drainage purposes, and  
utilities as confined to easements. Any utilities installed in Reserves "A"  
shall be installed below finished grade, and no utilities or related  
appearances shall be allowed to be installed above finished grade.  
Reserves "A", "B", and "C" shall be owned and maintained by the  
homeowners association for the addition. Access controls shall be as  
depicted on the face of the plat and are hereby granted to 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.

Maize Road, L.L.C.

\_\_\_\_\_, Managing  
Member  
Jay W. Russell

State of Kansas) SS The foregoing instrument acknowledged before  
me, this \_\_\_\_\_ day of \_\_\_\_\_, 2005, by Jay W. Russell, Managing  
Member of Maize Road, L.L.C., on behalf of the limited liability company.

\_\_\_\_\_, Notary Public  
My App't. Exp. \_\_\_\_\_

This plat of "SOUTHERN RIDGE 3RD  
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 \_\_\_\_\_, 2004.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Morris K. Dunlap  
\_\_\_\_\_, 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 \_\_\_\_\_, 2005.

\_\_\_\_\_, Mayor  
Carlos Mayans  
\_\_\_\_\_, City Clerk  
Karen Sublett

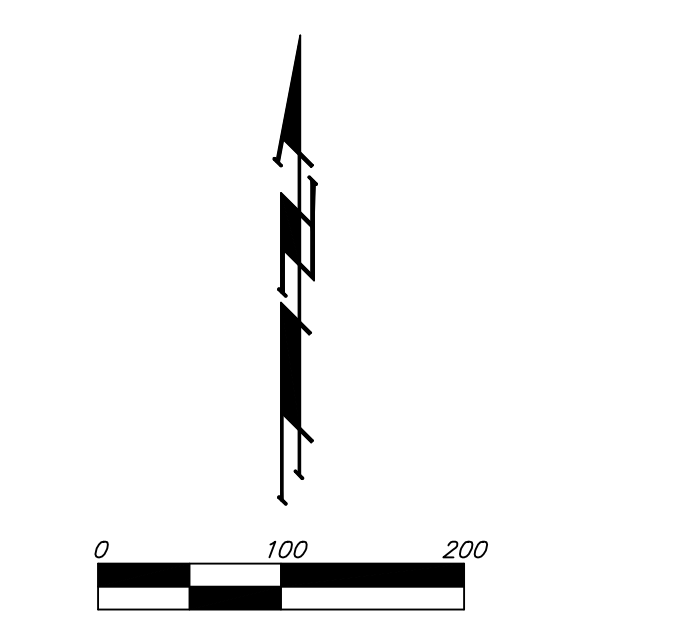
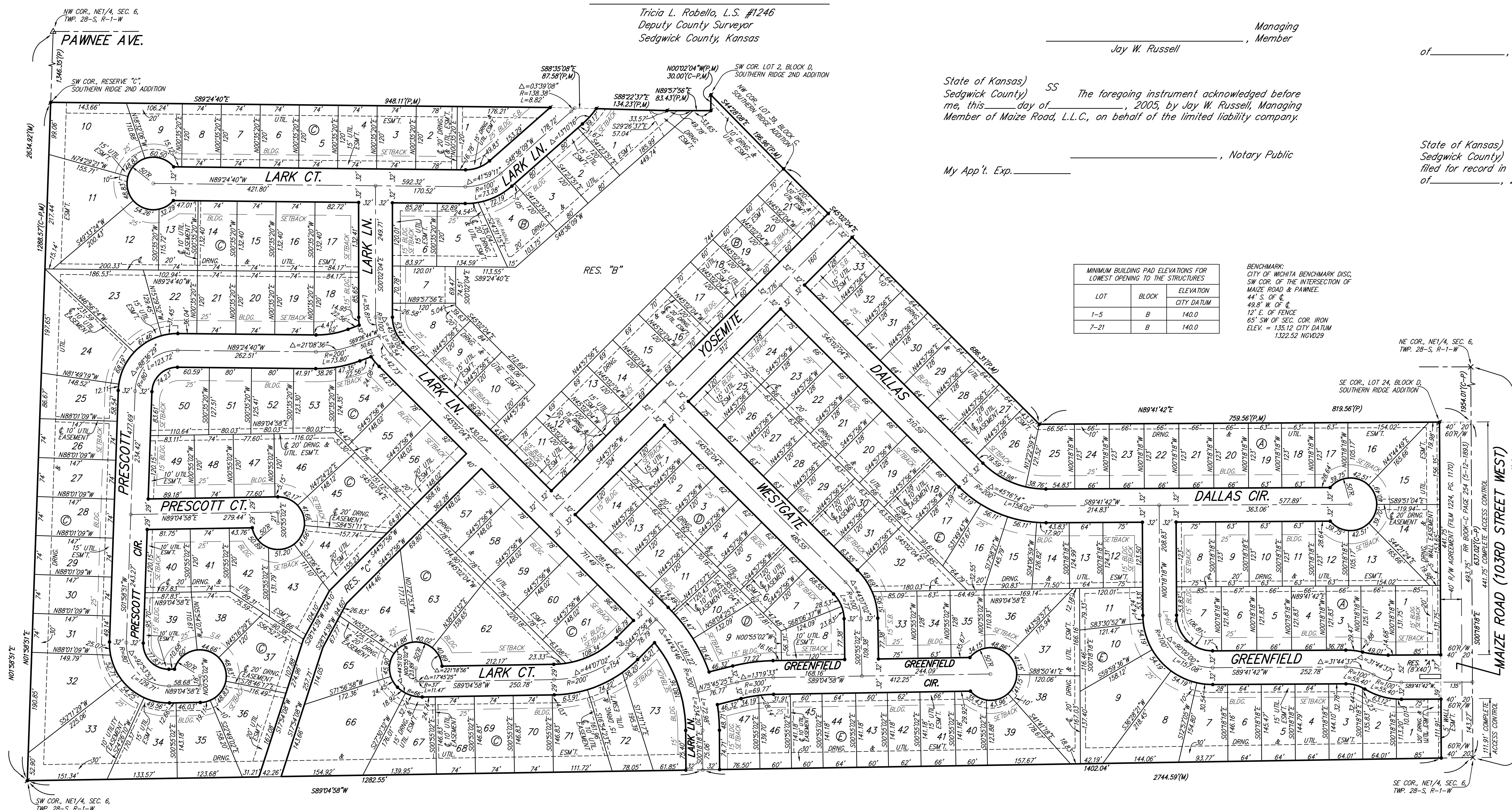
Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2005.

\_\_\_\_\_, County Clerk  
Don Brace

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 \_\_\_\_\_, 2005 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Bill Meek

\_\_\_\_\_, Deputy  
Linda Kizzire



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- △ = STONE (FOUND)
- × = #4 REBAR (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- (M) = MEASURED
- (P) = PLATTED
- (C-P) = CALCULATED PER PLATTED INFO.

NOTE:  
ALL LOTS WITHIN SOUTHERN RIDGE 3RD ADDITION  
SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

NOTE:  
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS  
SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS.  
ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN  
AT ESTABLISHED GRADES 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 SYSTEM SHALL BE ALLOWED.

**Baughman Company, P.A.**  
315 Ellis St., Wichita, KS 67211 P 316-262-2721 F 316-262-0149  
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE  
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