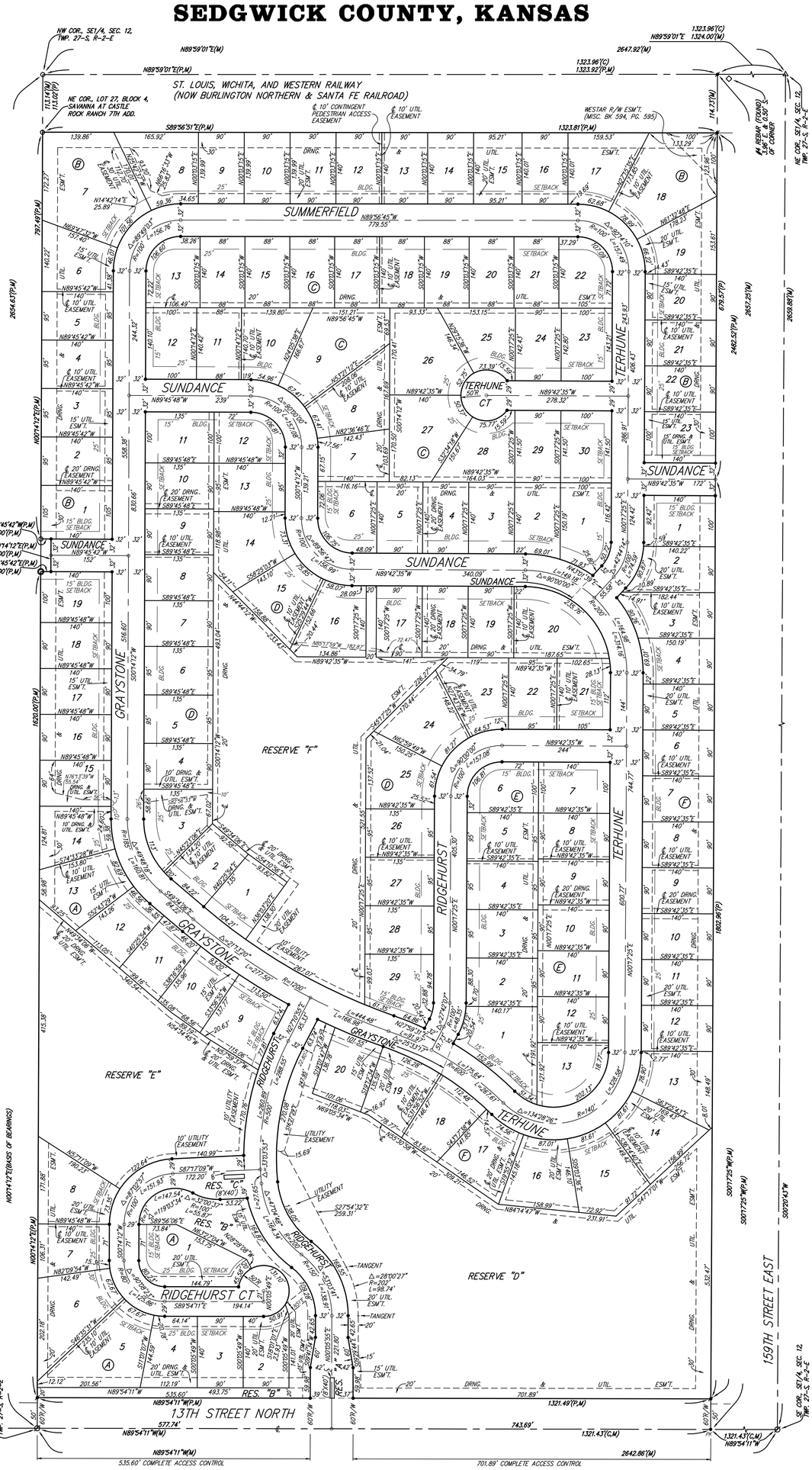
STONEBRIDGE 2ND ADDITION

SEDGWICK COUNTY, KANSAS



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NGVD29
1	A	1342.5
8	A	1344.0
9–13	A	1341.0
1–8	D	1344.5
14–18	D	1348.5
23–29	D	1344.0
13–20	F	1338.5

BENCHMARK:
"L3" CUT, TOP OF CURB, S. SIDE OF SUNDANCE AS DEDICATED IN SAVANNA AT CASTLE ROCK RANCH 7TH ADDITION, 25±' W. OF THE WEST LINE OF THE SE1/4 OF SEC. 12, TWP. 27-S, R-2-E.
ELEV. = 1347.33 NGVD29

60d NAIL IN HIGH LINE POLE, 30' SOUTH OF S1/4 COR., SEC. 12, TWP. 27-S, R-2-E.
ELEV. = 1348.58 NGVD29 (PER COUNTY RECORD)

0 100 200

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
● = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
○ = 3/4" IRON (FOUND)
○ = 3/4" IRON W/ "PEC" CAP (FOUND)
△ = STONE (FOUND)
⊘ = 2" SEDGWICK COUNTY CAP (FOUND)
◇ = #4 REBAR (FOUND)
◆ = "P-K" NAIL (FOUND)

(M) = MEASURED
(P) = PLATTED
(C) = CALCULATED

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OR THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE COUNTY ENGINEER OR THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

NOTE:
NO BUILDING PERMITS SHALL BE ISSUED FOR LOTS 9, 10, 11, 12, AND 13, BLOCK A, AND LOTS 15, 16, 17, 18, 19, AND 20, BLOCK F, IN STONEBRIDGE 2ND ADDITION:

UNLESS A LOT SPECIFIC SITE PLAN CAN SHOW THAT THE STRUCTURE WILL NOT BE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DEPICTED ON THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM).

OR

UNLESS THE LOWEST FLOOR OF THE STRUCTURE, INCLUDING THE BASEMENT, CAN BE CONSTRUCTED AT AN ELEVATION OF 3 FEET OR GREATER ABOVE THE BASE FLOOD ELEVATION.

Entered on transfer record this_____day of_____, 2007.

_____, County Clerk
Don Brace

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_____, 2007 at____o'clock___M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

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 "STONEBRIDGE 2ND ADDITION", 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 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23, Block A, together with all of 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 and 29, Block B, together will all of 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, 31, and 32, Block C, together with all of 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, 31, 32, 33, 34, 35, 36, 37, and 38, Block D, together with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18, Block E, together with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and 22, Block F, together with all of Reserves "A", "B", "C", "D", "E", and "F", all as platted in Stonebridge Addition, Sedgwick County, Kansas, together with all of Ridgehurst, Ridgehurst Ct., Terhune, Terhune Ct., Graystone, Sundance, and Summerfield, all as dedicated in said Stonebridge Addition.

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

Baughman Company, P.A.

_____, Surveyor
Michael G. Conrey

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 "STONEBRIDGE 2ND ADDITION", 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 contingent pedestrian access easement is hereby granted as indicated for pedestrian access to or from the Burlington Northern and Santa Fe Railroad right-of-way, contingent upon said railroad right-of-way being railbanked and the construction of public improvements that allow public access within said railroad right-of-way. Fences shall be allowed within this easement until such time as the Burlington Northern and Santa Fe Railroad right-of-way is railbanked and the construction of public improvements within said railroad right-of-way has occurred. The streets are hereby dedicated to and for the use of the public. Reserves "A" and "C" are hereby reserved for entry monuments, landscaping, open space, drainage purposes, and utilities. The public shall not bear the cost of any repair or replacement of improvements within said Reserves "A" and "C" adversely affected by street construction, repair, or maintenance. Reserve "B" is hereby reserved for entry monuments, landscaping, open space, berms, drainage purposes, and utilities as confined to easements. Reserves "D", and "E" are hereby reserved for lakes, landscaping, open space, berms, sidewalks, drainage purposes, floodway, and utilities as confined to easements. No buildings shall be constructed or placed on or within said floodway, nor shall any fill, change of grade, creation of channel, or any other work be carried on without the permission of the Engineer for the appropriate governing body. Reserve "F" is hereby reserved for lakes, landscaping, open space, berms, sidewalks, parking, a swimming pool and accessories, recreational activities, gazebos, drainage purposes, and utilities as confined to easements. Reserve "A", "B", "C", "D", "E", and "F" 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 appropriate governing body. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

FLKS Land Development, LLC
a Kansas limited liability company

_____, Member
Steven R. Barrett

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of_____, 2007, by Steven R. Barrett, Member of FLKS Land Development, LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public
My App't. Exp._____

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "STONEBRIDGE 2ND ADDITION", Sedgwick County, Kansas.

Commerce Bank, N.A.

_____, _____
(Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of_____, 2007, by_____, _____(Title) of Commerce Bank, N.A., on behalf of the bank.

_____, Notary Public
My App't. Exp._____

This plat of "STONEBRIDGE 2ND ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this_____day of_____, 2007.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Darrell A. Downing

_____, 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_____, 2007.

_____, Mayor
Carl G. Brewer

_____, City Clerk
Karen Sublett

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this_____day of_____, 2007.

_____, Chairman
David M. Unruh

ATTEST:_____, County Clerk
Don Brace

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2007.

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

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

F:\PLAT\STONEBRIDGE 2ND ADDITION\DWG\STONEBRIDGE2F.DWG MGC