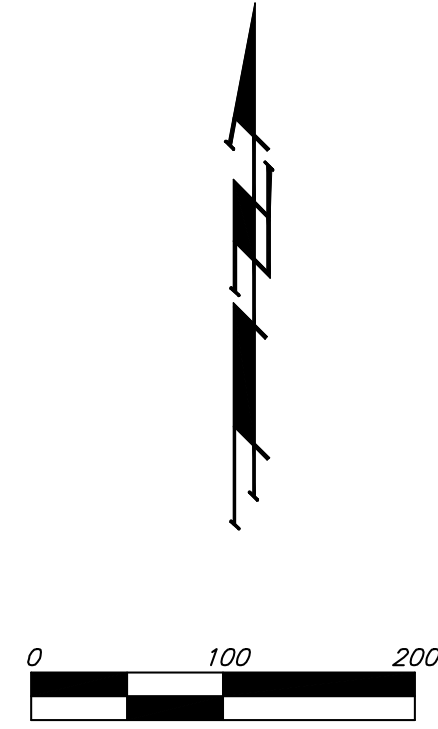


# RIDGE PORT ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



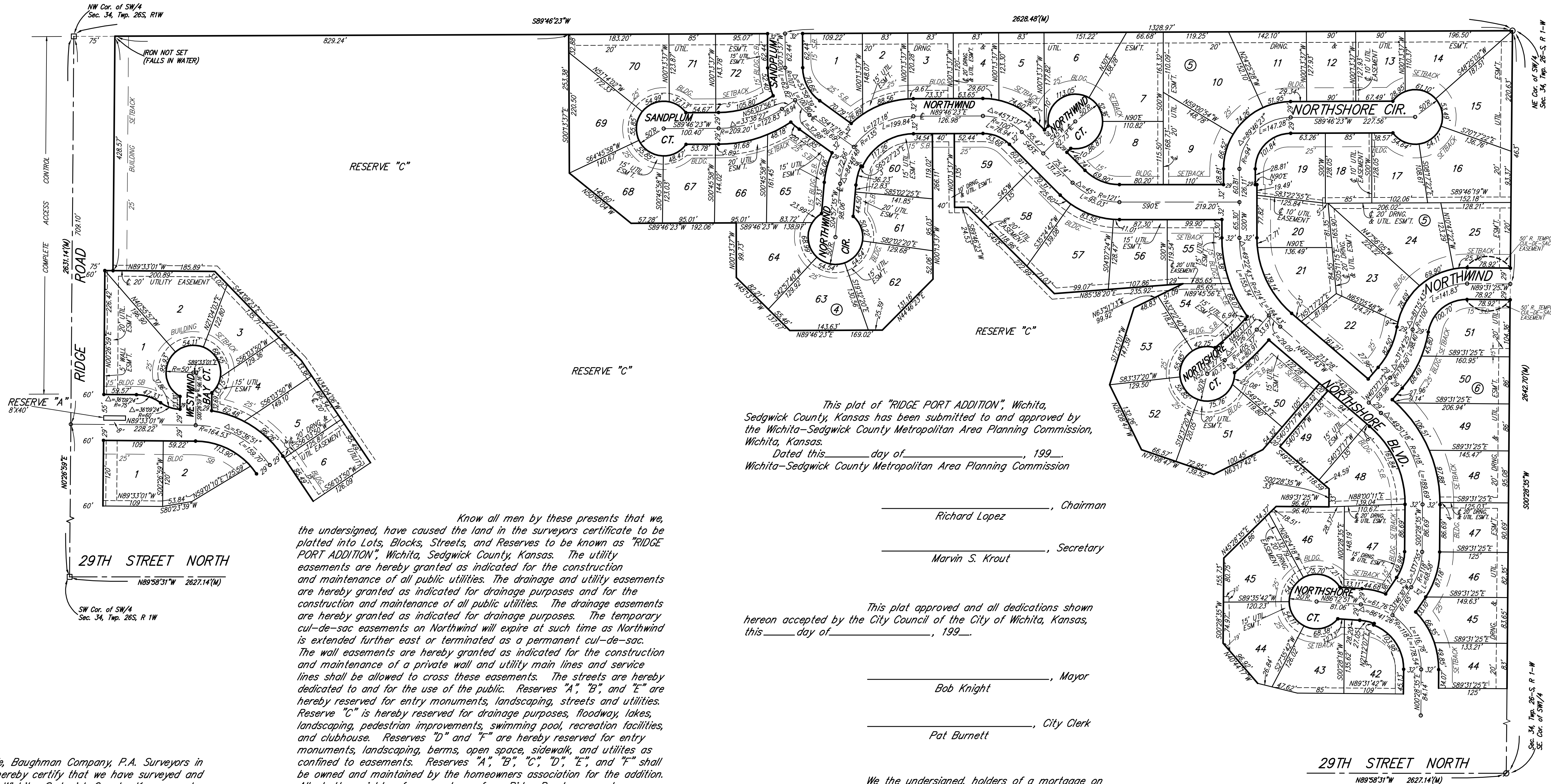
(M) = Measured  
 □ = Railroad Spike  
 ○ = Found 3/4" Iron  
 ○ = Found 3/8" Iron  
 • = Set #4 Baughman Rebar

NOTE: PERIMETER BOUNDARY CORNERS HAVE BEEN SET. INTERNAL CONTROL POINTS ARE TO BE SET UPON COMPLETION OF SITE FILL WORK.

BLOCK	LOT(S)	ELEVATION (PER CITY DATUM)
1	1	139.6
3	1-16	139.6
4	3-39, 44-46, 48-64, 66-70	139.6

NOTE: NO BUILDING PERMITS ARE TO BE ISSUED FOR ANY LOTS WITHIN "RIDGE PORT ADDITION" UNLESS THE LOWEST FLOOR CAN BE CONSTRUCTED AT OR ABOVE THE BASE FLOOD ELEVATION OF UNLESS THE CITY OF WICHITA HAS RECEIVED A LETTER OF MAP REVISION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY WHICH WILL THEN ALLOW BUILDINGS TO BE CONSTRUCTED AT THE LOWEST OPENING AS SPECIFIED ABOVE.

BENCHMARK:  
 CITY DISC - SW COR. RIDGE RD. & 29TH ST. NO., 80.8' S. & 63.7' W. OF C. BOTH.  
 ELEV. = 139.15 CITY DATUM (1326.55 M.S.L.)  
 CITY DISC - SW HUB GUARD ON R.C.B.C., 1/2 MI. N. OF 29TH ST. NO. & RIDGE RD.  
 ELEV. = 144.22 CITY DATUM (1331.62 M.S.L.)



State of Kansas) SS  
 Sedgwick County) We, Baughman Company, P.A. Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "RIDGE PORT ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: The SW 1/4 of Sec. 34, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, EXCEPT the Missouri-Pacific Railroad right-of-way, and EXCEPT that part lying south and west of said railroad right-of-way, and EXCEPT the west 60 feet and the south 50 feet thereof dedicated for road.

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, Streets, and Reserves to be known as "RIDGE PORT 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 temporary cul-de-sac easements on Northwind will expire at such time as Northwind is extended further east or terminated as a permanent cul-de-sac. The wall easements are hereby granted as indicated for the construction and maintenance of a private wall and utility main lines and service lines shall be allowed to cross these easements. The streets are hereby dedicated to and for the use of the public. Reserves "A", "B", and "E" are hereby reserved for entry monuments, landscaping, streets and utilities. Reserve "C" is hereby reserved for drainage purposes, floodway, lakes, landscaping, pedestrian improvements, swimming pool, recreation facilities, and clubhouse. Reserves "D" and "F" are hereby reserved for entry monuments, landscaping, berms, open space, sidewalk, and utilities as confined to easements. Reserves "A", "B", "C", "D", "E", and "F" shall be owned and maintained by the homeowners association for the addition. All abutters rights of access to or from Ridge Road over and across the west line of Lots 1, 5, 6, and 14, Block 2 and Lots 1, 17, and 18, Block 3, and Reserve "C" are hereby granted to the City of Wichita, Kansas. All abutters rights of access to or from 29th Street North over and across the south line of Reserves "C", "D" and "F", and Lots 1, 2, and 3, Block 4, and Lots 1, 2, 3, and 4, Block 6 are hereby granted to the City of Wichita, Kansas. All abutters rights of access to or from Ridge Road over and across the west line of Lot 1, Block 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1, Block 1, shall have access to Ridge Road at one location over all except the south 150 feet as measured from the intersection of the centerline of the Missouri-Pacific Railroad right-of-way with the east line of the 40 foot road right-of-way of Ridge Road, all as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from 29th Street North over and across the south line of Lot 1, Block 1, are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1, Block 1 shall have access to 29th Street North at two locations over all except the west 150 feet as measured from the intersection of the centerline of the Missouri-Pacific Railroad right-of-way with the north line of the 30 foot road right-of-way of 29th Street North, all as shall be determined by the City Engineer of 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.

RRGNL, L.L.C.

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

This plat of "RIDGE PORT 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 \_\_\_\_\_, 199\_\_\_\_\_  
 Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chairman  
 Richard Lopez

\_\_\_\_\_, Secretary  
 Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_\_\_\_  
 \_\_\_\_\_, Mayor  
 Bob Knight  
 \_\_\_\_\_, City Clerk  
 Pat Burnett

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

The First National Bank

\_\_\_\_\_, Branch President  
 Chris A. Anderson

State of Kansas) SS  
 Sedgwick County) The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_\_\_\_, by Chris A. Anderson, Branch President of The First National Bank, on behalf of the bank.

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

State of Kansas) SS  
 Sedgwick County) The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_\_\_\_, by Jay W. Russell, Member of RRGNL, L.L.C., on behalf of the company.

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_\_\_\_  
 \_\_\_\_\_, County Clerk  
 James Alford

State of Kansas) SS  
 Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
 Larry Consolver

\_\_\_\_\_, Deputy  
 Michael D. Hurtt