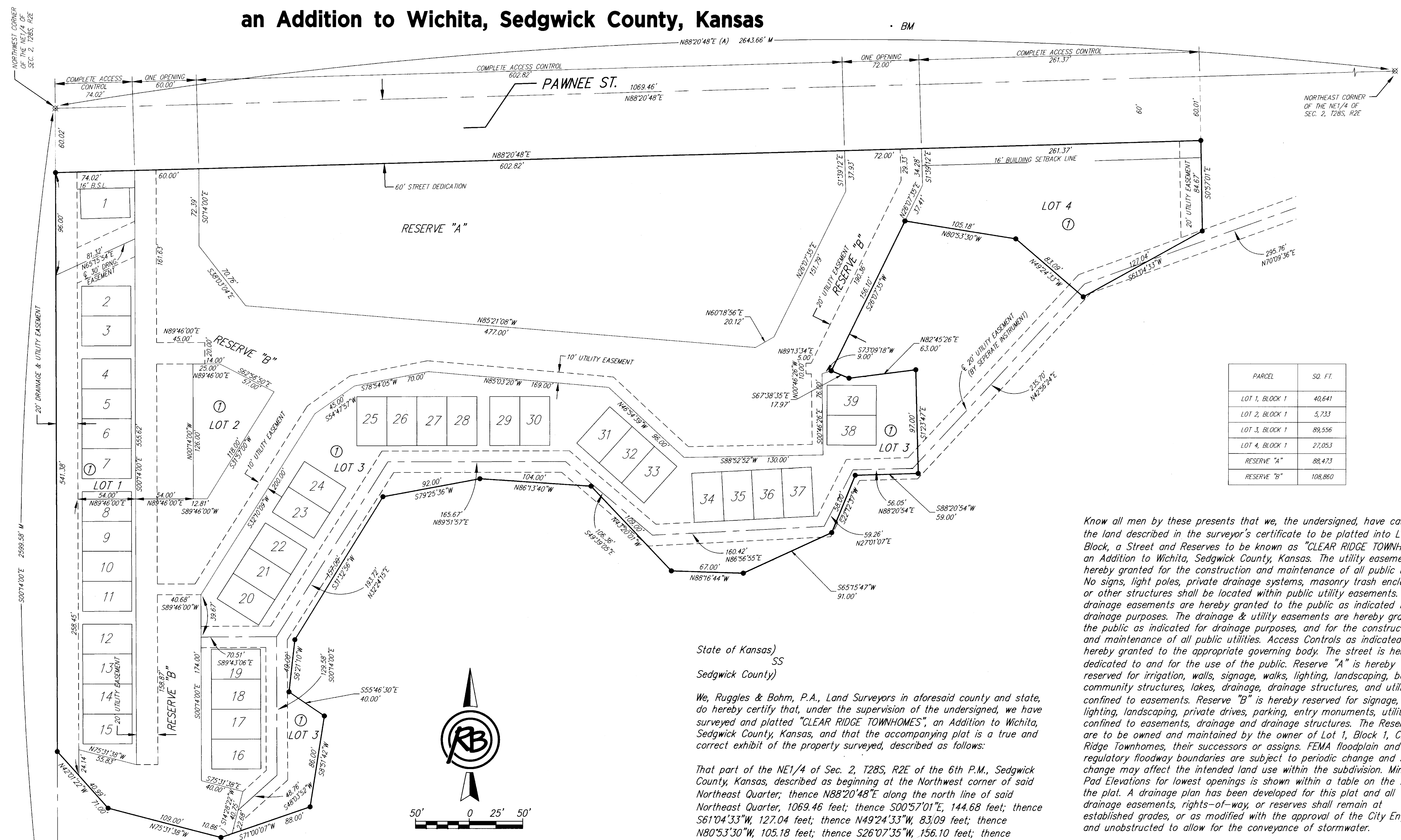


# CLEAR RIDGE TOWNHOMES

## an Addition to Wichita, Sedgwick County, Kansas



PARCEL	SQ. FT.
LOT 1, BLOCK 1	40,641
LOT 2, BLOCK 1	5,733
LOT 3, BLOCK 1	89,556
LOT 4, BLOCK 1	27,053
RESERVE "A"	88,473
RESERVE "B"	108,860

BLOCK	LOT NO. / UNITS	ELEVATION (NAVD88)
1	1+3 / 1-19	1317.5
1	3 / 20-24	1317.0
1	3 / 25-30	1316.0
1	3 / 31-39	1314.0
1	4	1313.5

**BUILDING SETBACKS:**  
There will be a zero building setback unless shown on the plat

(A) = Assumed Kansas Zone South Grid Bearing  
M = Measured  
D = Described  
B.S.L. = Building Setback Line

**SURVEY MARKER LEGEND**

- 1/2" REBAR WITH L.D. HIGH CAP (FOUND)
- ⊗ 5/8" REBAR WITH CAP (FOUND - ORIGIN UNKNOWN)
- 1/2" REBAR W/RUGGLES & BOHM CAP (SET)

UNIT LOCATION IS CONCEPTUAL AND IS ONLY FOR THE PURPOSE OF ESTABLISHING MINIMUM PAD ELEVATIONS. ANY REVISIONS MUST COMPLY WITH CITY CODE.

BENCH MARK: SRB BRASS DISC 340' W. & 50' S. OF THE CENTERLINE INTERSECTION PAWNEE AVENUE & 143RD STREET EAST. ELEVATION = 1315.65 (NAVD88, G124)

ON-SITE BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB ON THE SOUTH END OF THE MEDIAN OF HWY 160, 451' W. OF THE CENTERLINE OF PAWNEE, SIERRA HILLS 2ND ADDITION. ELEVATION = 1320.03 (NAVD88, G124)

State of Kansas)  
SS  
Sedgwick County)

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "CLEAR RIDGE TOWNHOMES", an Addition to 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 NE1/4 of Sec. 2, T28S, R2E of the 6th P.M., Sedgwick County, Kansas, described as beginning at the Northwest corner of said Northeast Quarter, 1069.46 feet; thence N88°20'48"E along the north line of said Northeast Quarter, 1069.46 feet; thence S00°57'01"E, 144.68 feet; thence S61°04'33"W, 127.04 feet; thence N49°24'33"W, 83.09 feet; thence N80°53'30"W, 105.18 feet; thence S26°07'35"W, 156.10 feet; thence S67°38'35"E, 17.97 feet; thence N82°45'26"E, 63.00 feet; thence S01°23'47"E, 97.00 feet; thence S88°20'54"W, 59.00 feet; thence S22°12'37"W, 58.00 feet; thence S65°15'47"W, 91.00 feet; thence N88°16'44"W, 67.00 feet; thence N43°20'01"W, 109.00 feet; thence N86°13'40"W, 104.00 feet; thence S79°25'36"W, 92.00 feet; thence S31°32'56"W, 157.00 feet; thence S06°21'10"W, 49.00 feet; thence S55°46'30"E, 40.00 feet; thence S08°51'42"W, 86.00 feet; thence S71°00'07"W, 88.00 feet; thence N75°31'38"W, 109.00 feet; thence N42°01'22"W, 71.00 feet to the west line of said NE1/4; thence N00°14'00"W along said west line, 601.40 feet to the place of beginning.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

Ruggles & Bohm, P.A.  
William K. Clevenger  
Land Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, a Block, a Street and Reserves to be known as "CLEAR RIDGE TOWNHOMES", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements. The drainage easements are hereby granted to the public as indicated for drainage purposes. The drainage & utility easements are hereby granted to the public as indicated for drainage purposes, and for the construction and maintenance of all public utilities. Access Controls as indicated are hereby granted to the appropriate governing body. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for irrigation, walls, signage, walks, lighting, landscaping, berms, community structures, lakes, drainage, drainage structures, and utilities confined to easements. Reserve "B" is hereby reserved for signage, walks, lighting, landscaping, private drives, parking, entry monuments, utilities confined to easements, drainage and drainage structures. The Reserves are to be owned and maintained by the owner of Lot 1, Block 1, Clear Ridge Townhomes, their successors or assigns. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Minimum Pad Elevations for lowest openings is shown within a table on the face of the plat. A drainage plan has been developed for this plat and all drainage easements, rights-of-way, or reserves shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.

State of Kansas)  
SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this 2nd day of September, 2016, by Stephen G. Miller and Sally E. Miller, husband and wife.

Eunice I. May  
Notary Public

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "CLEAR RIDGE TOWNHOMES", an Addition to Wichita, Sedgwick County, Kansas.

Garden Plain State Bank  
Patrick F. Walden  
President/CEO

State of Kansas)  
Sedgwick County)  
The foregoing instrument acknowledged before me this 2nd day of September, 2016, by Patrick F. Walden, President/CEO of Garden Plain State Bank, on behalf of the Bank.

Amy L. Hammond  
Notary Public

This plat of "CLEAR RIDGE TOWNHOMES", an Addition to Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 18th day of August, 2016.  
Wichita-Sedgwick County Metropolitan Area Planning Commission  
Carol Chapman Neugebauer  
Chair  
Dale Miller  
Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 1st day of NOV., 2016.

At the Direction of the City Council  
Jeff Longwell  
Mayor  
Karen Sublett  
City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 20th day of September 2016.  
Deputy County Surveyor  
Sedgwick County Kansas  
L. Kobello, LS #1246

Entered on transfer record this 9th day of January, 2017.  
Kelly B. Arnold  
Clerk

State of Kansas)  
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 11th day of January, 2017, at 11:55 o'clock A.M., and is duly recorded.

Tonya Buckingham  
Register of Deeds  
Judy J. Pagel  
Deputy

Register of Deeds - Tonya Buckingham  
Doc. #/Fm-Pg: 29664110  
Recording Fee: \$28.00  
Date Recorded: 01/11/2017 11:55 AM



DWG FILE: SURVEY BASE  
PROJECT NO. 4728P  
SEPTEMBER 1, 2016  
ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE | GOVERNMENT  
924 NORTH MAIN WICHITA, KANSAS 67203 P (316) 266-8008 F (316) 264-4621 WWW.RBKANSAS.COM