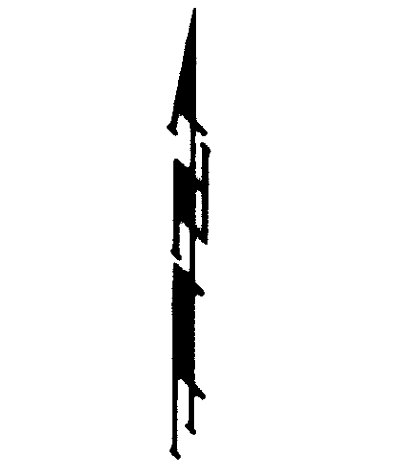
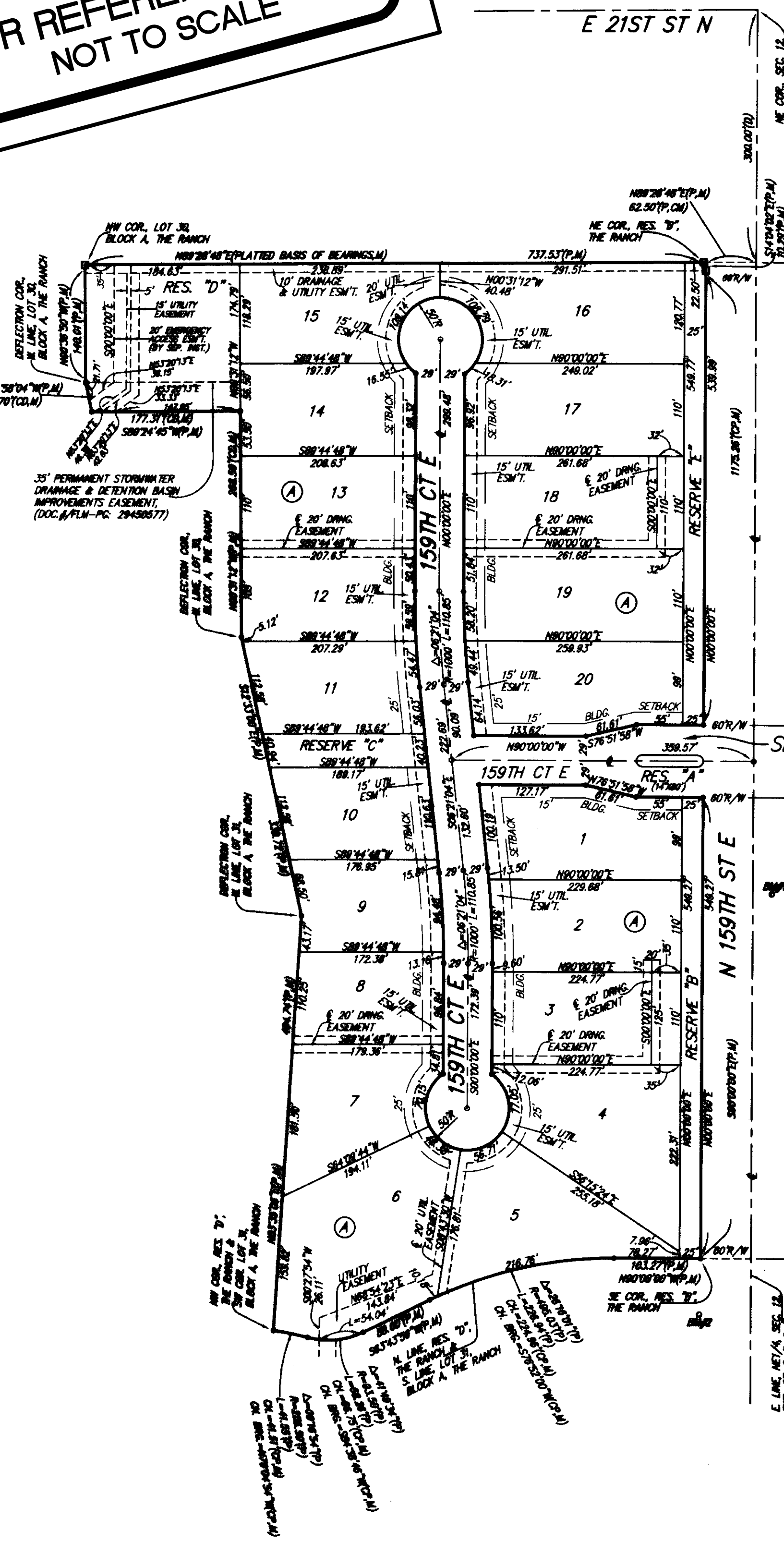


THE RANCH 2ND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FOR REFERENCE ONLY
NOT TO SCALE

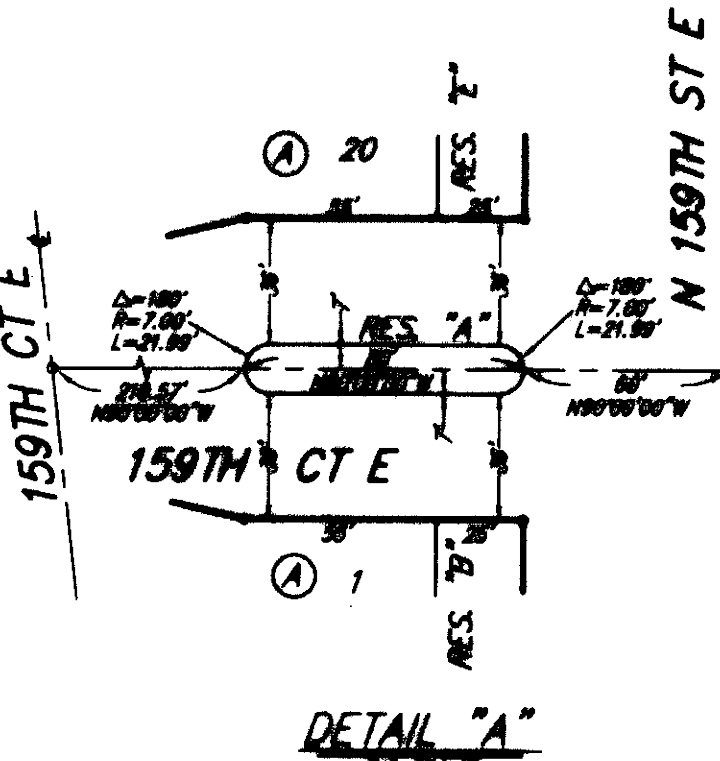


• IN REAR 1/4 "BAUGHMAN" CAP (SET)
□ IN REAR 1/4 "BAUGHMAN" CAP (FOUND)

(M) - MEASURED
(P) - PLATTED
(B) - DESCRIBED
(CM) - CALCULATED FROM MEASURED INFO.
(CP) - CALCULATED FROM PLATTED INFO.
(CB) - CALCULATED FROM DESCRIBED INFO.

REMARKS:
BUMP - CROSS CUT IN SQUARE CUT, SE COR. OF FIRST CATCH BASIN SOUTH OF BROWNING AS INDICATED IN QUAIL CROSSING ADDITION, PHASE 2.
EAST SIDE OF N. 159TH ST. E., 27.4' W. & 277.4' N. OF THE SW COR. LOT 14, BLOCK 2, QUAIL CROSSING ADDITION, PHASE 2. 32.6' EAST OF E. N. 159TH ST. E. ELEV. = 1308.19 NAVD83
BUMP - CROSS CUT IN SQUARE CUT ON TOP OF CURB, CENTER OF NOSE OF EAST END OF EAST ISLAND IN THE ROCKHILL ST. ENTRANCE TO THE RANCH. ELEV. = 1308.03 NAVD83

LOT	BLOCK	ELEVATION FOR LOWEST OPENING TO THE STRUCTURES
1-10	A	1,308.5
11-20	A	1,308.0



DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain as established herein unless modified with the approval of the City Engineer and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainage and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) do hereby certify that we have surveyed and plotted "THE RANCH 2ND", an Addition to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as all of Lots 30 and 31, Block A, The Ranch, an Addition to Wichita, Sedgwick County, Kansas, TOGETHER with all of Reserve "B" and the north 35.00 feet of Reserve "F", all as platted in said The Ranch.
Existing public easements, building setback lines, dedications, and access controls, if any, being vacated by virtue of K.S.A. 12-512b, as amended.
All being situated in the Northeast Quarter of Section 12, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.
Baughman Company, P.A.

Michael G. Conrey, Surveyor
Michael G. Conrey

This plat of "THE RANCH 2ND", 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 23rd day of MAY, 2019.
Wichita-Sedgwick County Metropolitan Area Planning Commission



Cindy Miles, Chair
Dale Miller, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 23rd day of Sept., 2019.

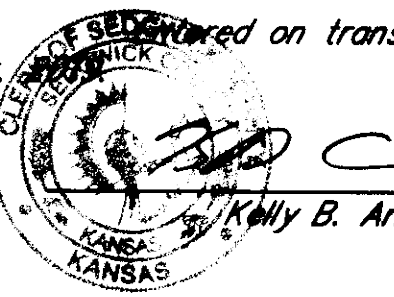
Jeff Longwell, Mayor
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 14th day of August, 2019.



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

Reviewed on transfer record this 9th day of September, 2019.
Emily B. Arnold, County Clerk



State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 12th day of September, 2019 at 11:53:43 a.m. and is duly recorded.

Tonya Buckingham, Register of Deeds
Judy Zehring, Deputy

RBR Land LLC, a Kansas limited liability company
Kevin M. Mullen, President of Ritchie Associates, Inc., Operating Manager

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "THE RANCH 2ND", an Addition to Wichita, Sedgwick County, Kansas.

CrossFirst Bank
Tom McGrath, Managing Director

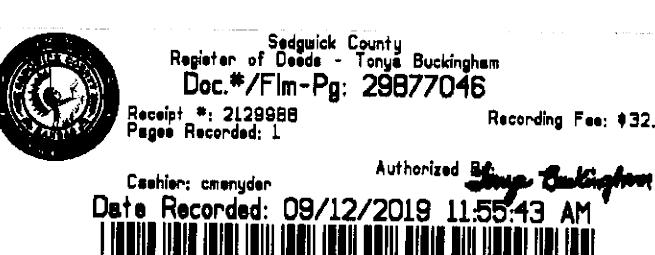
State of Kansas) SS The foregoing instrument acknowledged before me, this 13th day of July, 2019, by Tom McGrath, Managing Director of CrossFirst Bank, on behalf of the bank.

Janis Mearns, Notary Public

State of Kansas) SS The foregoing instrument acknowledged before me, this 12th day of July, 2019, by Kevin M. Mullen, President of Ritchie Associates, Inc., Operating Manager of RBR Land LLC, a Kansas limited liability company, on behalf of the limited liability company.

LUNETTE A. SAUBER, Notary Public
My App't. Exp. 09-20-22

My App't. Exp. 11-28-22



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