RIDGE PORT 4TH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

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 "RIDGE PORT 4TH ADDITION", to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the properly surveyed, described as and being a replat of Lots 1 through 18, inclusive, Block 3, and Lots 1 through 14, inclusive, Block 2, all of Reserves "A" and "B", and that part of Reserve "C" lying between Lots 8 and 9 in said Block 3, together with all of Westwind Bay and Westwind Bay Courts lying between said Lots, all as platted in Ridge Port Addition, Wichita, Sedgwick County, Kansas.

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

All being situated in the SW1/4 of Sec. 34, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

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 4TH 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, utility, and pedestrian access easement is hereby granted as indicated for drainage purposes, for the construction and maintenance of all public utilities, and for pedestrian access purposes to or from Reserve "C", Ridge Port Addition, and no fences or other obstructions shall be constructed or placed on or within this easement. 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 these easements. The streets are hereby dedicated to and for the use of the public. Reserves "A" and "B" are hereby reserved for entry monuments, landscaping, streets, and utilities. Reserves "A" and "B" 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, 3, 4, and 9, Block A, and Lots 1, 2, 13, and 14, Block B, 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.

Ridge Port Development, LLC, a Kansas limited liability company

_____, Member
Kevin M. Mullen, President
Ritchie Development Corporation

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____day of _____, 2000, by Kevin M. Mullen, President of Ritchie Development Corporation, as Member of Ridge Port Development, LLC, a Kansas limited liability company, on behalf of the 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 "RIDGE PORT 4TH ADDITION", Wichita, Sedgwick County, Kansas.

Intrust Bank, N.A.

_____, Title

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____day of _____, 2000, by _____, _____ of Intrust Bank, N.A., on behalf of the bank.

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

This plat of "RIDGE PORT 4TH 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 ___ day of _____
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Francis S. Garofalo

_____, 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 _____, 2000.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this _____day of _____, 2000.

_____
Tricia L. Roberts, L.S. #1248
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____day of _____, 2000.

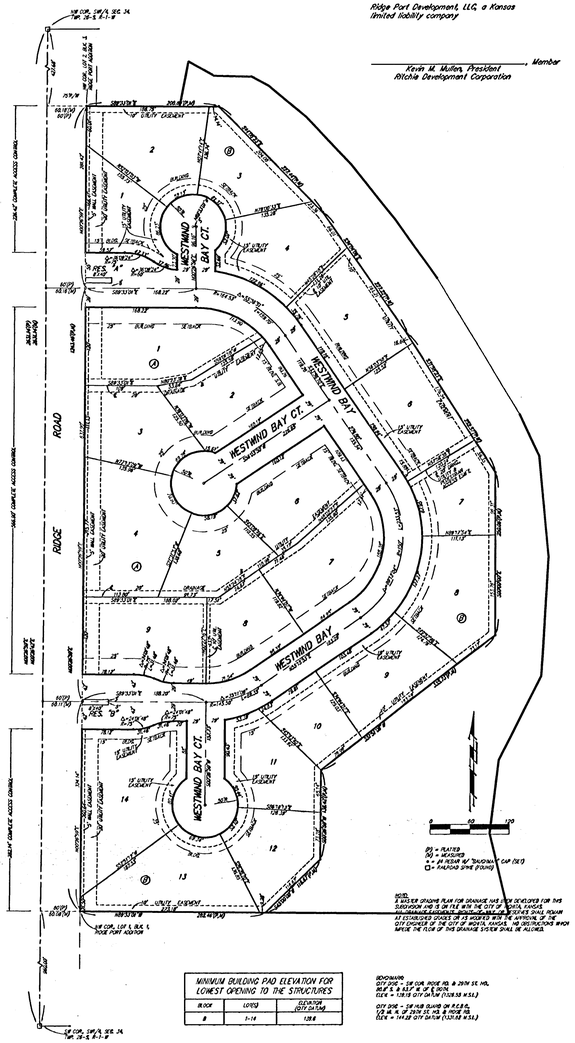
_____, County Clerk
James Alford

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 _____, 2000, at _____o'clock ___M, and is duly recorded.

_____, Register of Deeds
Bill Week

_____, Deputy
Linda Kizzire



MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES		
BLOCK	LOT(S)	ELEVATION (CITY DATUM)
B	1-14	1316

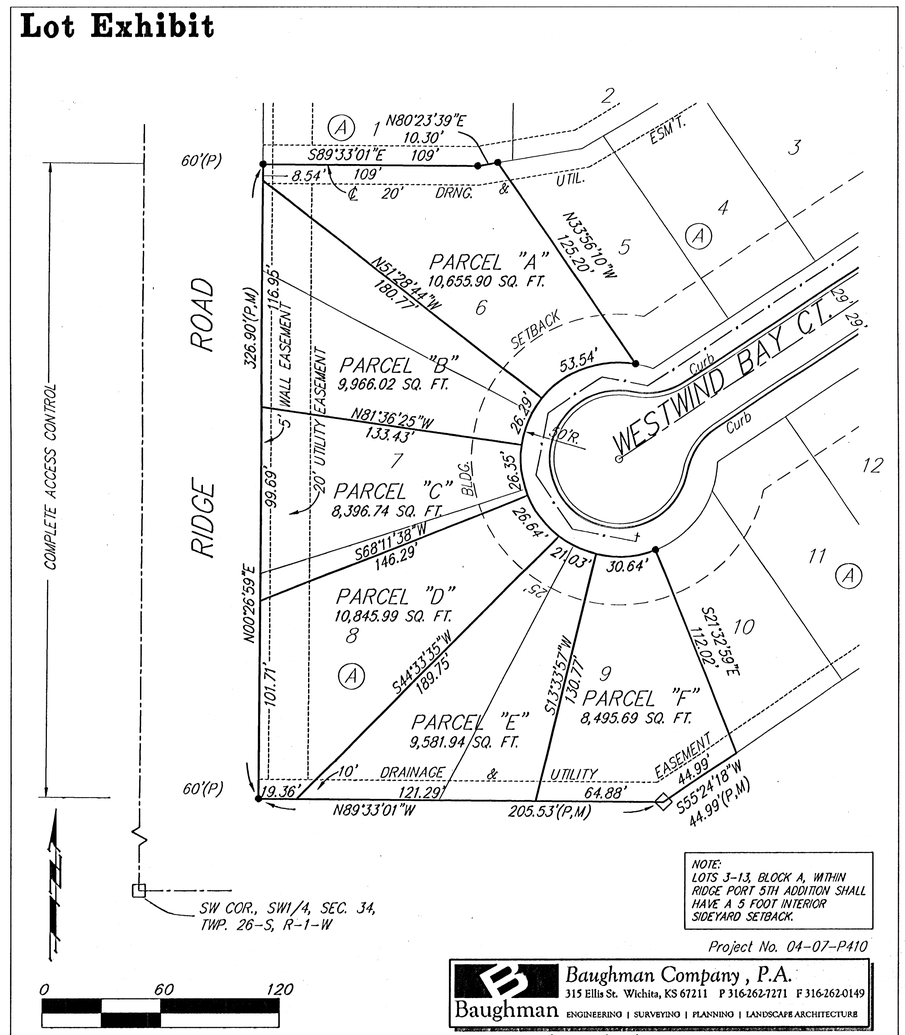
BENCHMARK
CITY DISC. = TOP CUT, RIDGE RD. & 29TH ST. N/O, W.F.S. & 8.63' W. OF C. BOTH.
ELEV. = 1319.15 CITY DATUM (1328.38 M.S.L.)

CITY DISC. = TOP NUT, GUARD W. R.S.B.E., 12.5' N. & 0.5' W. OF P.C. OF CURB RETURN.
ELEV. = 1319.22 CITY DATUM (1328.45 M.S.L.)

NOTE:
MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ANY CHANGES IN GRADING SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER. AT ESTABLISHED GRADES AS VERIFIED 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.
ENGINEERING, SURVEYING & PLANNING
315 ELLIS ST. • WICHITA, KANSAS 67211 • (316) 262-7271 • FAX (316) 262-0149

Lot Exhibit



NOTE:
LOTS 3-13, BLOCK A, WITHIN RIDGE PORT 5TH ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

Project No. 04-07-P410

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316.262.7271 F 316.262.0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

Drawing File: F:\SURVEY\LOT\RIDGEPOR15TH\LTS6-7-8-9.DWG

30-60-60-Pf