

RIDGE PORT NORTH 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

R3-215A

SS Me, Baughman Company, P.A., Surveyors in Sedgwick County and State do hereby certify that we have surveyed and plotted RIDGE PORT NORTH 3RD ADDITION, Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described follows: Part of the NW 1/4 of Sec. 34, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas described as beginning at the SE corner of Lot 6, Ridge Port, North Addition, Wichita, Sedgwick County, Kansas; thence N00°26'22"E along the east line of said Lot 6, 520.05 feet to the NE corner of said Lot 6, said NE corner being on the south line of 34th Street North as dedicated in said Ridge Port North Addition; thence S89°33'38"E along the south line of said 34th Street North, 300.00 feet to the SE corner of said 34th Street North, thence N00°26'22"E along the east line of said 34th Street North, 84.00 feet to the NE corner of Reserve "D"; in said Ridge Port North Addition; thence S89°33'38"E along the south line of said Reserve "D", 626.34 feet to a corner of said Reserve "D"; thence N45°26'22"E along the southeast line of said Reserve "D", 813.42 feet to a corner of said Reserve "D"; thence N00°26'22"E along the east line of said Reserve "D", 518.79 feet to a point; 915.126 feet south of the north line of said NW 1/4 as measured parallel with the west line of said NW 1/4; thence N00°00'00"E parallel with the north line of said NW 1/4, 378.00 feet; thence N00°26'22"E parallel with the west line of said NW 1/4, 915.29 feet to a point on the north line of said NW 1/4; thence N00°00'00"E along the north line of said NW 1/4, 350.27 feet to the NE corner of said NW 1/4; thence S00°31'10"W along the east line of said NW 1/4, 2632.77 feet to the SE corner of said NW 1/4; thence S89°46'23"W along the south line of said NW 1/4, 2268.67 feet to the point of beginning, TOGETHER with that part of the NE 1/4 of said Sec. 34 described as follows: Beginning at the NW corner of the S1/2 of said NE 1/4; thence south along the west line of said NE 1/4, 944.39 feet; thence east parallel with the north line of the S1/2 of said NE 1/4, 1467.23 feet, more or less, to a point; 1145.00 feet west of the east line of said NE 1/4; thence north parallel with the east line of said NE 1/4, 416.39 feet; thence west parallel with the north line of the S1/2 of said NE 1/4, 75.00 feet; thence north parallel with the east line of said NE 1/4, 303.80 feet; thence west parallel with the north line of the S1/2 of said NE 1/4 to a point on the west line of the E1/2 of said NE 1/4; thence north along the SE 1/4 of said NE 1/4, 234.40 feet to the NW corner of the S1/2 of said NE 1/4; thence west along the north line of the S1/2 of said NE 1/4 to the point of beginning, TOGETHER with that part of said NE 1/4 described as follows: Beginning at a point on the west line of the S1/2 of said NE 1/4, said point being 944.38 feet south of the NW corner of said S1/2; thence east parallel with the south line of said S1/2, 1467.23 feet, more or less, to a point; 1145.00 feet west of the east line of said S1/2; thence north parallel with the east line of said S1/2, 416.39 feet, more or less, to a point; 944.38 feet south of the north line of said S1/2; thence west parallel with said north line, 1467.23 feet, more or less, to the point of beginning, TOGETHER with that part of said NE 1/4 described as follows: Beginning at a point on the west line of the S1/2 of said NE 1/4, said point being 1092.66 feet south of the NW corner of said S1/2; thence south along the west line of said S1/2, 29.65 feet; thence east parallel with the south line of said S1/2, 1463.37 feet, more or less, to a point; 1145.00 feet west of the east line of said S1/2; thence north parallel with said east line, 29.65 feet, more or less, to a point; 1094.35 feet south of the north line of said S1/2; thence west parallel with said north line, 1463.10 feet, more or less, to the point of beginning, all being subject to road rights-of-way of record.

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

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

Baughman Company, P.A.

Michael G. Conroy
 Michael G. Conroy
 19-374-00 Surveyor

LOT	BLK	ACRES	NO
1-3	1	14.8	1550
4-6	2	14.8	1550
7-9	3	14.8	1550
10-12	4	14.8	1550
13-15	5	14.8	1550
16-18	6	14.8	1550
19-21	7	14.8	1550
22-24	8	14.8	1550
25-27	9	14.8	1550
28-30	10	14.8	1550
31-33	11	14.8	1550
34-36	12	14.8	1550
37-39	13	14.8	1550
40-42	14	14.8	1550
43-45	15	14.8	1550
46-48	16	14.8	1550
49-51	17	14.8	1550
52-54	18	14.8	1550
55-57	19	14.8	1550
58-60	20	14.8	1550
61-63	21	14.8	1550
64-66	22	14.8	1550
67-69	23	14.8	1550
70-72	24	14.8	1550
73-75	25	14.8	1550
76-78	26	14.8	1550
79-81	27	14.8	1550
82-84	28	14.8	1550
85-87	29	14.8	1550
88-90	30	14.8	1550
91-93	31	14.8	1550
94-96	32	14.8	1550
97-99	33	14.8	1550
100-102	34	14.8	1550
103-105	35	14.8	1550
106-108	36	14.8	1550
109-111	37	14.8	1550
112-114	38	14.8	1550
115-117	39	14.8	1550
118-120	40	14.8	1550
121-123	41	14.8	1550
124-126	42	14.8	1550
127-129	43	14.8	1550
130-132	44	14.8	1550
133-135	45	14.8	1550
136-138	46	14.8	1550
139-141	47	14.8	1550
142-144	48	14.8	1550
145-147	49	14.8	1550
148-150	50	14.8	1550
151-153	51	14.8	1550
154-156	52	14.8	1550
157-159	53	14.8	1550
160-162	54	14.8	1550
163-165	55	14.8	1550
166-168	56	14.8	1550
169-171	57	14.8	1550
172-174	58	14.8	1550
175-177	59	14.8	1550
178-180	60	14.8	1550
181-183	61	14.8	1550
184-186	62	14.8	1550
187-189	63	14.8	1550
190-192	64	14.8	1550
193-195	65	14.8	1550
196-198	66	14.8	1550
199-201	67	14.8	1550
202-204	68	14.8	1550
205-207	69	14.8	1550
208-210	70	14.8	1550
211-213	71	14.8	1550
214-216	72	14.8	1550
217-219	73	14.8	1550
220-222	74	14.8	1550
223-225	75	14.8	1550
226-228	76	14.8	1550
229-231	77	14.8	1550
232-234	78	14.8	1550
235-237	79	14.8	1550
238-240	80	14.8	1550
241-243	81	14.8	1550
244-246	82	14.8	1550
247-249	83	14.8	1550
250-252	84	14.8	1550
253-255	85	14.8	1550
256-258	86	14.8	1550
259-261	87	14.8	1550
262-264	88	14.8	1550
265-267	89	14.8	1550
268-270	90	14.8	1550
271-273	91	14.8	1550
274-276	92	14.8	1550
277-279	93	14.8	1550
280-282	94	14.8	1550
283-285	95	14.8	1550
286-288	96	14.8	1550
289-291	97	14.8	1550
292-294	98	14.8	1550
295-297	99	14.8	1550
298-300	100	14.8	1550

NOTES:
 A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH WOULD IMPAIR THE FLOW OF THE DRAINAGE SYSTEM SHALL BE ALLOWED.

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be plotted into Lots, Blocks, Streets, and Reserves to be known as "RIDGE PORT NORTH 3RD 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 cut-de-sec easement on Lotway shall expire at such time as Lotway is extended further north or terminated as a permanent cut-de-sec. The utility easements are hereby granted as indicated for the construction and maintenance of a private water and utility main lines and service lines shall be allowed to cross these easements. The streets "A", "B", and "C" are hereby reserved for open space, lakes, drainage purposes, sidewalks, gazebos, hike and bike trails, landscaping, and utilities as confined to monuments, landscaping, berms, streets, and utilities. Reserve "H" is hereby reserved for open space, landscaping, drainage purposes and berms. Reserves "A", "B", "C", "D", "E", "F", "G", and "H" shall be owned and maintained by the homeowners association for the addition. All abutters rights of access to or from 37th Street North over and across the north line of Lots 1 and 2, Block A, are hereby granted to the City of Wichita, Kansas. All abutters rights of access to or from Eisenhower over and across the east line of Lots 14, 23, 26, 27, and 28, Block D, are hereby granted to the City of Wichita, Kansas. The Minimum Building Foot Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Ridge Port Group, LLC,
 a Kansas Limited Liability Company
 _____, Manager
 Kevin M. Mullin, President
 Ritchie Associates, Inc.
 _____, Manager
 State of Kansas) SS The foregoing instrument acknowledged before me, Sedgwick County) this 21st day of August, 2000, by Joy W. Russell, Manager of the company, Ridge Port Group, LLC, a Kansas Limited Liability Company, on behalf of the company.
 My App't. Exp. 12-31-2001
 State of Kansas) SS The foregoing instrument acknowledged before me, Sedgwick County) this 21st day of August, 2000, by Kevin M. Mullin, President of Ritchie Associates, Inc., as Manager of Ridge Port Group, LLC, a Kansas Limited Liability Company, on behalf of the company.
 My App't. Exp. 12-31-2001
 State of Kansas) SS The foregoing instrument acknowledged before me, Sedgwick County) this 21st day of August, 2000, by Judith M. Terhune, Notary Public.
 My App't. Exp. 12-31-2001

