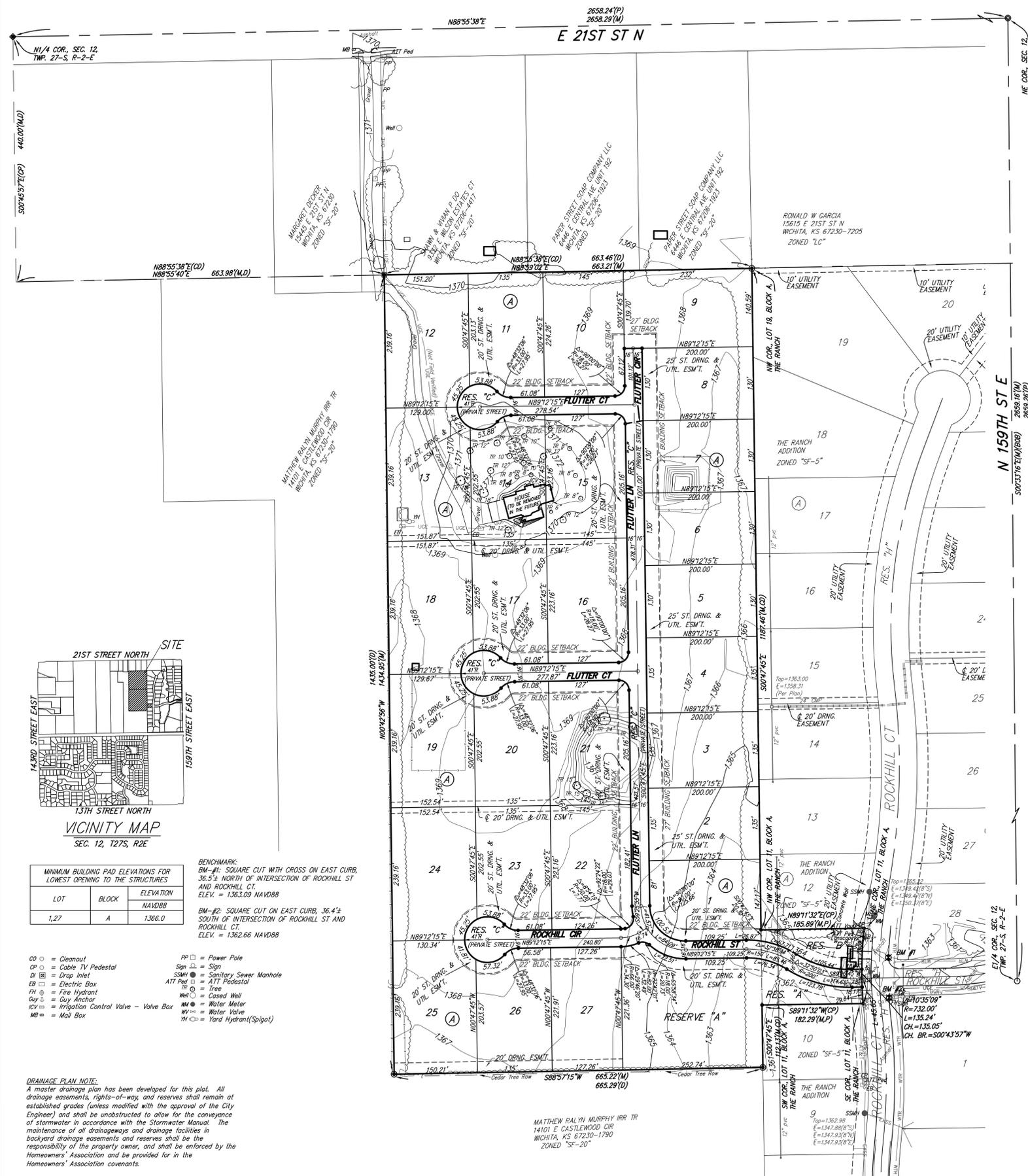


ONE-STEP FINAL PLAT

THE RANCH 3RD

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS
 Sedgwick County) SS
 We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "THE RANCH 3RD", an Addition to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land in the Northeast Quarter of Section 12, Township 27 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas described as follows: Commencing at the Northwest corner of said Northeast Quarter; Thence S071°09'W along the West line of said Northeast Quarter, 440.0 feet; thence N89°56'44"E parallel with the North line of said Northeast Quarter, 663.98 feet to a point of beginning; thence N89°56'44"E, 663.46 feet to a point 1329.00 feet West of the East line of said Northeast Quarter; thence S071°01'W, 1435.0 feet; thence S89°56'44"W, 665.29 feet; thence N071°24'E, 1435.0 feet to the point of beginning, TOGETHER with Lot 11, Block A, The Ranch, an Addition to Wichita, Sedgwick County, Kansas.

Existing public easements and dedications 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.
 Jonathan C. Hubbell, P.S. #1680, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Reserves, and Streets, to be known as "The Ranch 3rd", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department. The street, drainage, and utility easements are hereby granted to the public as indicated for street purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, entry monuments, lakes, sidewalks, drainage purposes, and utilities as confined to easements. Reserve "B" is hereby reserved for open space, landscaping, entry monuments, sidewalks, drainage purposes, and utilities as confined to easements. Reserve "C" is hereby reserved for open space, walking paths, landscaping, private streets, sidewalks, gates, drainage purposes, and a public utility and drainage easement. Reserves "A", "B", and "C" shall be owned and maintained by the homeowners association for the addition. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs, or assigns. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

RBR Land, LLC, A Kansas limited liability company
 Jeff Mullen, President/CEO

State of Kansas) SS
 Sedgwick County) SS
 The foregoing instrument acknowledged before me, this ___ day of ___, 2025, by Jeff Mullen, President/CEO of the RBR Land, LLC, A Kansas limited liability company, on behalf of the limited liability company.

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

This plat of "THE RANCH 3RD", 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 ___ day of ___, 2025.
 Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
 Bryan K. Frye
 _____, Secretary
 Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ___ day of ___, 2025.
 _____, Mayor
 Lily Wu, City of Wichita
 _____, City Clerk
 Paul Leeker

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of ___, 2025.

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

Entered on transfer record this ___ day of ___, 2025.
 _____, County Clerk
 Kelly B. Arnold

State of Kansas) SS
 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 ___, 2025 at ___ o'clock ___ M., and is duly recorded.

_____, Register of Deeds
 Tonya Buckingham
 _____, Deputy
 Kenly Zehring

● = #4 REBAR (FOUND)
 ● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 ● = 1/2" IRON IN THIMBLE (FOUND)
 ● = 3/4" IRON IN THIMBLE (FOUND)
 ● = SEDGWICK COUNTY METAL CAP (FOUND)
 ● = 3/4" IRON (FOUND)
 ✖ = BENCHMARK

(M) = MEASURED
 (D) = DESCRIBED
 (P) = PLATTED
 (CP) = CALCULATED PER PLATTED INFO.
 (CD) = CALCULATED PER DEED INFO.
 (BOB) = BASIS OF BEARINGS: KANSAS GRID SOUTH, NAD83

BUILDING SETBACK NOTE:
 ALL LOTS WITHIN THE RANCH 3RD SHALL HAVE A 5 FOOT SIDE YARD BUILDING SETBACK.

Scale: 1" = 100'
 Date of Preparation: June 16, 2025
 Date of Topography: May 23, 2025
 Contour Intervals = 1 Foot

THE RANCH 3RD

Jun. 2, 2025

BAUGHMAN COMPANY
 315 Ellis St. Wichita, KS 67211 316-262-7271
 BaughmanCo.com