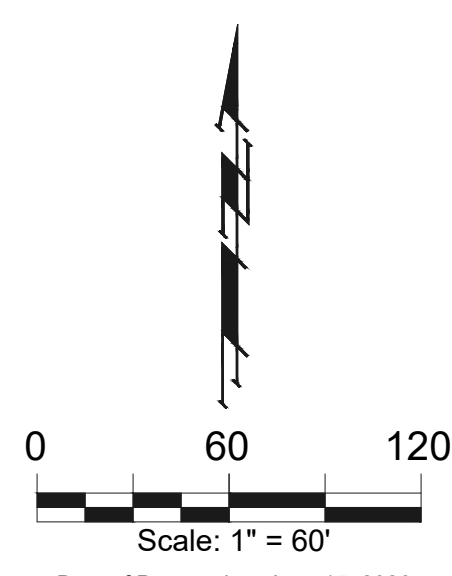
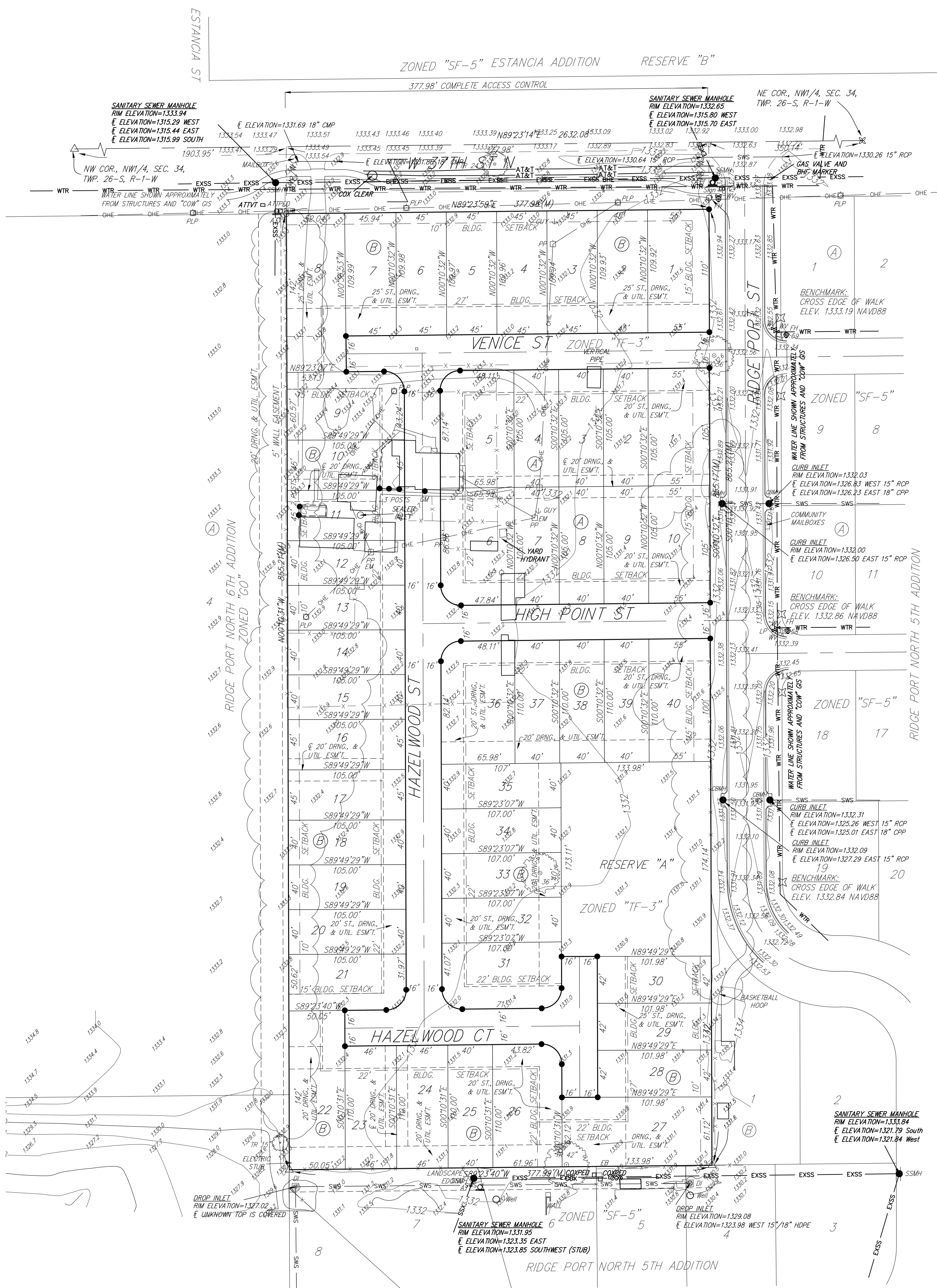


PRELIMINARY PLAT

RIDGE PORT NORTH 7TH

WICHITA, SEDGWICK COUNTY, KANSAS



Date of Preparation: June 15, 2026
Date of Topography: Apr. 28, 2026
Contour Intervals = 1 Foot

OWNER/DEVELOPER:
37TH STREET, LLC
4078 N. HOOVER CT, UNIT 100
WICHITA, KS 67205

LEGAL DESCRIPTION:
A tract beginning at a point on the North line of Section 34, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, 1904 feet East of the Northwest corner of the Northwest Quarter of said Section 34; thence South parallel with the West line of said Northwest Quarter, 915.126 feet; thence East parallel to the North line of said Northwest Quarter, 378 feet; thence North 915.126 feet; thence West 378 feet to the place of beginning; EXCEPT Commencing at the Northeast Corner of the Northwest Quarter of Section 34, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence bearing S88°46'18"W, along the North line of said section a distance of 350.49 feet; thence bearing S011°34'2"W, perpendicular from the North line of said section a distance of 30.00 feet to the Point of Beginning; thence bearing S00°47'25"E along the East line of the property a distance of 20.00 feet; thence bearing N82°06'40"W a distance of 50.48 feet; thence bearing S88°46'18"W, parallel with the North line of said section a distance of 328.10 feet; thence bearing N011°34'2"W, perpendicular to the North line of said section a distance of 12.00 feet; thence bearing N88°46'18"E, parallel with the North line of said section a distance of 378.01 feet to the Point of Beginning.

ZONING NOTE:
THIS PROPERTY WAS PREVIOUSLY ZONED "TF-3" BEFORE THE APPLICANT PURCHASED THE PROPERTY. THE CURRENT STREET AND LOT LAYOUT IS FOR SINGLE FAMILY HOMES.

ZERO-LOT-LINE DEVELOPMENT STANDARDS
All lots within Ridge Port North 7th Addition are intended for zero-lot-line residential development. One side yard setback may be reduced to zero (0) feet, provided a minimum building separation of five (5) feet is maintained between principal structures located on adjoining lots.

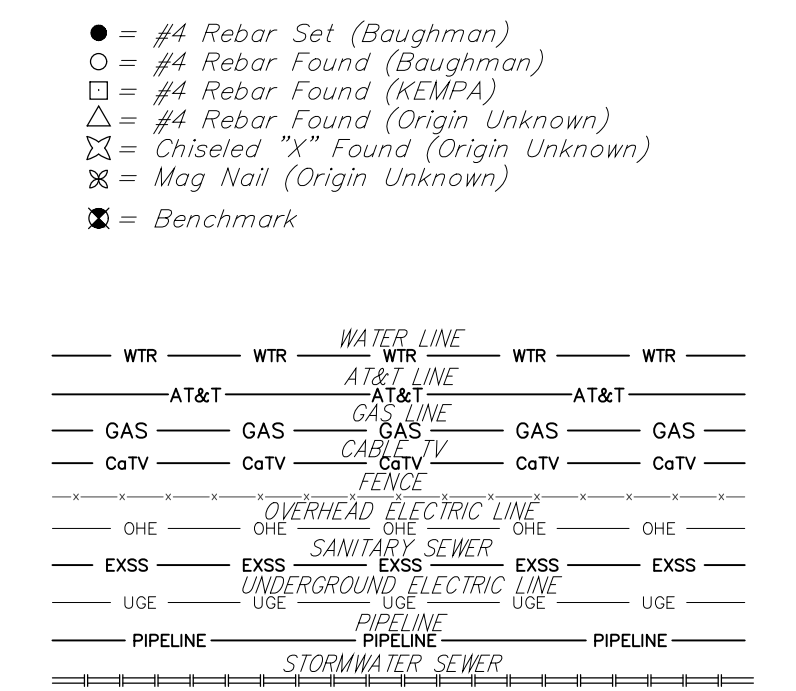
Each lot shall provide a five (5) foot Access and Maintenance Easement along each interior side lot line that adjoins another lot within Ridge Port North 7th Addition. Such easements are hereby dedicated for the mutual benefit of the adjoining property owners, their successors, assigns, agents, contractors, utility providers, and emergency personnel.

The Access and Maintenance Easements shall be used for:
(a) pedestrian and emergency access;
(b) construction, inspection, repair, maintenance, replacement, and reconstruction of residential structures and appurtenances;
(c) footing, foundation, and foundation drainage encroachments;
(d) roof overhangs, eaves, gutters, downspouts, soffits, and similar architectural projections;
(e) utility installation, repair, maintenance, and replacement; and
(f) other activities reasonably necessary for the construction, use, operation, and maintenance of improvements located on adjoining lots.

Footing, foundations, roof overhangs, gutters, eaves, and similar architectural features may encroach into the Access and Maintenance Easement and shall not be deemed a violation of this plat or of any building setback requirement, provided the minimum five (5) foot building separation between principal structures is maintained.

The minimum rear yard setback for all lots shall be ten (10) feet.

- ATTVT □ = AT&T Vault
ATT ⬢ = AT&T Marker
ATVPD □ = AT&T Pedestal
CBM ● = Catch Basin Manhole
COPED □ = Cox Pedestal
DI □ = Drop Inlet
EB □ = Electric Box
EM ● = Electric Meter
FH ● = Fire Hydrant
GM ● = Gas Meter
GUY ● = Guy Anchor
LP ○ = Light Pole
PLP □ = Power Light Pole
PP □ = Power Pole
SSM ● = Sanitary Sewer Manhole
Sign ⬢ = Traffic Sign
Tree ○ = Tree
Well ○ = Cased Well
WV ⬢ = Water Valve
- = #4 Rebar Set (Baughman)
○ = #4 Rebar Found (Baughman)
□ = #4 Rebar Found (KEMPA)
△ = #4 Rebar Found (Origin Unknown)
⊠ = Chiseled "X" Found (Origin Unknown)
⊞ = Mag Nail (Origin Unknown)
⊞ = Benchmark



RIDGE PORT NORTH 7TH
Jun. 10, 2026



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