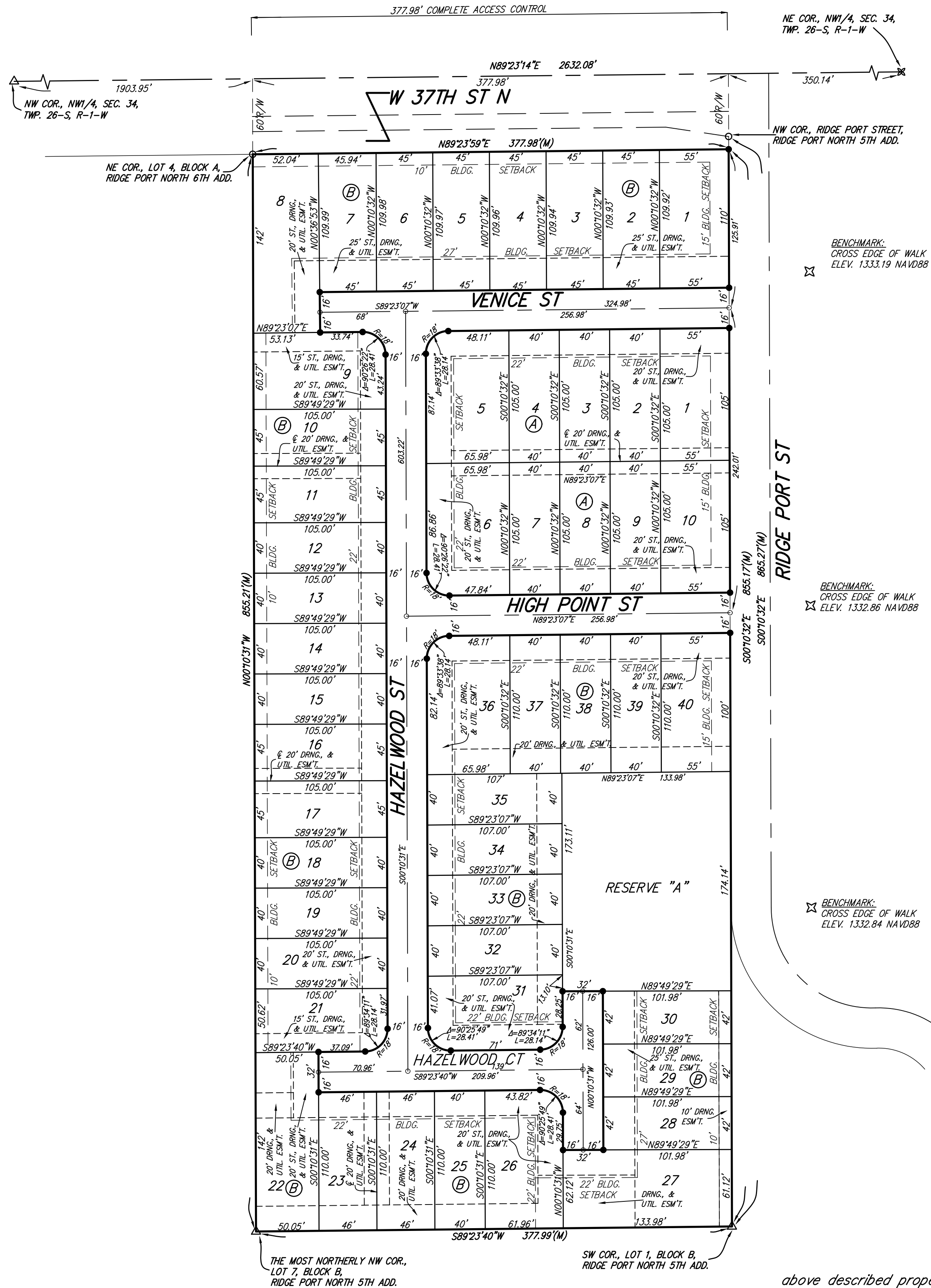


RIDGE PORT NORTH 7TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



- = #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

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.

Footings, 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.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
30-35, 38-40	B	NAVD88
		1333.0

DRAINAGE PLAN NOTE:

A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (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 drainageways 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.

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "RIDGE PORT NORTH 7TH ADDITION", Wichita, Sedgwick County, Kansas.

Peoples Bank and Trust Company

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this _____ day of _____, 2026, by _____, of Peoples Bank and Trust Company, on behalf of the bank.
(Title)

_____, Notary Public

My App't. Exp. _____

State of Kansas) SS

Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "RIDGE PORT NORTH 7TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as 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 S01°13'42"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 N01°13'42"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.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the Northwest Quarter of Section 34, Township 26 South, Range 1 West 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, a Reserve, and Streets, to be known as "RIDGE PORT NORTH 7TH ADDITION", 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. The drainage easements are hereby granted to the public as indicated for drainage purposes. 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, including sidewalks, 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" 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. Access controls shall be as depicted on the face of the plat and 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.

37th Street, LLC
a Kansas limited liability company

_____, Member
Jason Lane Russell

State of Kansas) SS

Sedgwick County) The foregoing instrument acknowledged before me, this _____ day of _____, 2026, by Jason Lane Russell, Member of 37th Street, LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp. _____

This plat of "RIDGE PORT NORTH 7TH ADDITION", 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 _____, 2026.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Bob Aldrich

_____, 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 _____, 2026.

_____, Mayor
Lily Wu

_____, City Clerk
Shinita Rice

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2026.

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

Entered on transfer record this _____ day of _____, 2026.

_____, County Clerk
Kelly B. Arnold

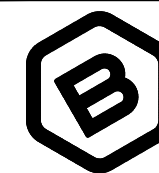
State of Kansas) SS
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2026 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Tonya E. Buckingham

_____, Deputy
Kenly Zehring

RIDGE PORT NORTH 7TH ADDITION

Jul. 16, 2026



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