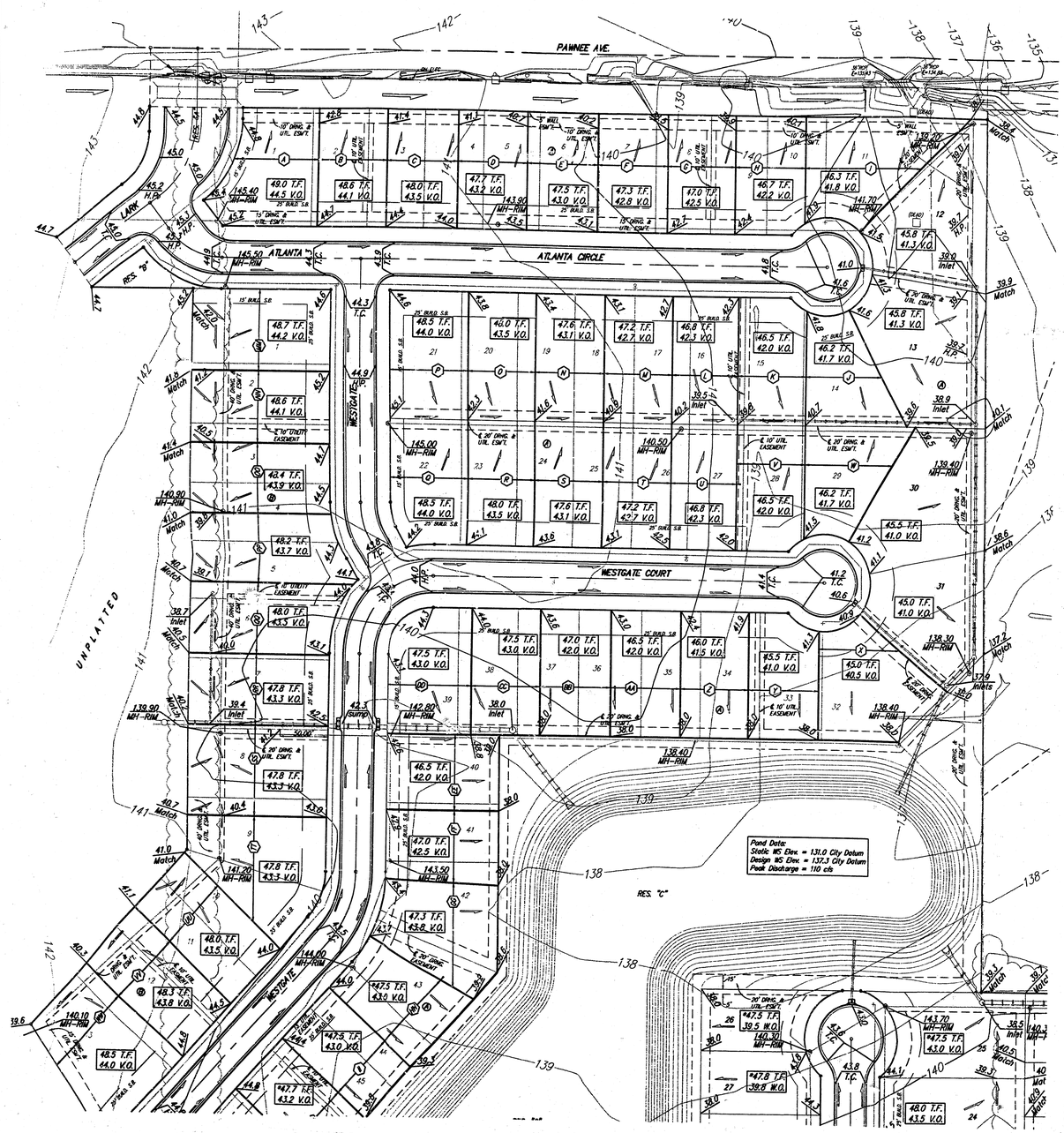


Lot Split Legal Descriptions

= Lot Split Designation

Legal Description "A"

Lot 1, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, TOGETHER with the west 6.47 feet of Lot 13 in said Block A.

Legal Description "B"

Lot 2, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the west 6.47 feet thereof, TOGETHER with the west 20.47 feet of Lot 3 in said Block A.

Legal Description "C"

Lot 3, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the west 20.47 feet thereof, TOGETHER with the west 34.47 feet of Lot 4 in said Block A.

Legal Description "D"

Lot 4, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the west 34.47 feet thereof, TOGETHER with the west 46.47 feet of Lot 5 in said Block A.

Legal Description "E"

Lot 5, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the west 46.47 feet thereof, TOGETHER with the west 65.47 feet of Lot 6 in said Block A.

Legal Description "F"

Lot 6, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the west 60.47 feet thereof, TOGETHER with all of Lot 7 in said Block A, and TOGETHER with the west 12.47 feet of Lot 8 in said Block A.

Legal Description "G"

Lot 8, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the west 12.47 feet thereof, TOGETHER with the west 26.47 feet of Lot 9 in said Block A.

Legal Description "H"

Lot 9, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the west 26.47 feet thereof, TOGETHER with the west 40.47 feet of Lot 10 in said Block A.

Legal Description "I"

Lot 10, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the west 40.47 feet thereof, TOGETHER with all of Lot 11 in said Block A.

Legal Description "J"

Lot 14, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the west 3.00 feet thereof.

Legal Description "K"

Lot 15, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, TOGETHER with the west 3.00 feet of Lot 14 in said Block A, and TOGETHER with the east 7.00 feet of Lot 16 in said Block A.

Legal Description "L"

Lot 16, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the east 7.00 feet thereof, TOGETHER with the east 19.00 feet of Lot 17 in said Block A.

Legal Description "M"

Lot 17, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the east 19.00 feet thereof, TOGETHER with the east 31.00 feet of Lot 18 in said Block A.

Legal Description "N"

Lot 18, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the east 31.00 feet thereof, TOGETHER with the east 41.00 feet of Lot 19 in said Block A.

Legal Description "O"

Lot 19, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the east 41.00 feet thereof, TOGETHER with the east 53.00 feet of Lot 20 in said Block A.

Legal Description "P"

Lot 21, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, TOGETHER with Lot 20 in said Block A, except the east 53.00 feet thereof.

Legal Description "Q"

Lot 22, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, TOGETHER with the west 7.00 feet of Lot 23 in said Block A.

Legal Description "R"

Lot 23, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the west 7.00 feet thereof, TOGETHER with the west 19.00 feet of Lot 24 in said Block A.

Legal Description "S"

Lot 24, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the west 19.00 feet thereof, TOGETHER with the west 31.00 feet of Lot 25 in said Block A.

Legal Description "T"

Lot 25, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the west 31.00 feet thereof, TOGETHER with the west 41.00 feet of Lot 26 in said Block A.

Legal Description "U"

Lot 26, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the west 41.00 feet thereof, TOGETHER with the west 53.00 feet of Lot 27 in said Block A.

Legal Description "V"

Lot 28, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, TOGETHER with Lot 27 in said Block A, except the west 53.00 feet thereof, and TOGETHER with the west 3.00 feet of Lot 29 in said Block A.

Legal Description "W"

Lot 29, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the west 3.00 feet thereof.

Legal Description "X"

Lot 32, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, TOGETHER with the west 4.00 feet of Lot 33 in said Block A.

Legal Description "Y"

Lot 33, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the east 4.00 feet thereof, TOGETHER with the east 12.00 feet of Lot 34 in said Block A.

Legal Description "Z"

Lot 34, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the east 12.00 feet thereof, TOGETHER with the east 22.00 feet of Lot 35 in said Block A.

Legal Description "AA"

Lot 35, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the east 22.00 feet thereof, TOGETHER with the east 32.00 feet of Lot 36 in said Block A.

Legal Description "BB"

Lot 36, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the east 32.00 feet thereof, TOGETHER with the east 40.00 feet of Lot 37 in said Block A.

Legal Description "CC"

Lot 37, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the east 40.00 feet thereof, TOGETHER with the east 50.00 feet of Lot 38 in said Block A.

Legal Description "DD"

Lot 39, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, TOGETHER with Lot 38, Block A, except the east 53.00 feet thereof.

Legal Description "EE"

Lot 40, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, TOGETHER with the north 7.08 feet of Lot 41 in said Block A.

Legal Description "FF"

Lot 41, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the north 7.08 feet thereof, TOGETHER with that part of Lot 42 in said Block A described as follows: Beginning at the front corner common to said Lots 41 and 42; thence N89°57'56"E along the lot line common to said Lots 41 and 42, 120.00 feet to the rear corner common to said Lots 41 and 42; thence S00°02'04"E along the rear line of said Lot 42, 23.32 feet; thence N87°27'05"W, 120.28 feet to a point on the front line of said Lot 42, said front line being a curve to the left; thence northerly along said curve, having a central angle of 02°41'39" and a radius of 132.00 feet, an arc distance of 6.22 feet to the P.T. of said curve; thence N00°02'04"W along the front line of said Lot 42, 11.43 feet to the point of beginning.

Legal Description "GG"

Lot 42, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except that part of said Lot 42 described as follows: Beginning at the front corner common to said Lot 42 and Lot 41 in said Block A; thence N89°57'56"E along the lot line common to said Lots 41 and 42, 120.00 feet to the rear corner common to said Lots 41 and 42; thence S00°02'04"E along the rear line of said Lot 42, 23.32 feet; thence N87°27'05"W, 120.28 feet to a point on the front line of said Lot 42, said front line being a curve to the left; thence northerly along said curve, having a central angle of 02°41'39" and a radius of 132.00 feet, an arc distance of 6.22 feet to the P.T. of said curve; thence N00°02'04"W along the front line of said Lot 42, 11.43 feet to the point of beginning. TOGETHER with that part of Lot 43 in said Block A described as follows: Beginning at the front corner common to said Lots 42 and 43; thence S89°46'34"E along the lot line common to said Lots 42 and 43, 138.54 feet to the rear corner common to said Lots 42 and 43; thence S42°24'57"W along the rear line of said Lot 43, 37.41 feet; thence N61°04'34"W, 127.15 feet to a point on the front line of said Lot 43, said front line being a curve to the left; thence northeasterly along said curve, having a central angle of 07°41'00" and a radius of 132.00 feet, an arc distance of 17.82 feet to the point of beginning.

Legal Description "HH"

Lot 43, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except that part of said Lot 43 described as follows: Beginning at the front corner common to said Lot 43 and Lot 42 in said Block A; thence S89°46'34"E along the lot line common to said Lots 42 and 43, 138.54 feet to the rear corner common to said Lots 42 and 43; thence S42°24'57"W along the rear line of said Lot 43, 37.41 feet; thence N61°04'34"W, 127.15 feet to a point on the front line of said Lot 43, said front line being a curve to the left; thence northeasterly along said curve, having a central angle of 07°41'00" and a radius of 132.00 feet, an arc distance of 17.82 feet to the point of beginning. TOGETHER with the northeast 31.37 feet of Lot 44 in said Block A.

Legal Description "II"

Lot 44, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the northeast 31.37 feet thereof, TOGETHER with the northeast 43.37 feet of Lot 45 in said Block A.

Legal Description "JJ"

Lot 45, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the northeast 43.37 feet thereof, TOGETHER with the northeast 55.37 feet of Lot 46 in said Block A.

Legal Description "KK"

Lot 46, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the northeast 55.37 feet thereof, TOGETHER with the northeast 65.37 feet of Lot 47 in said Block A.

Legal Description "LL"

Lot 47, Block A, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the northeast 65.37 feet thereof, TOGETHER with Lot 48 in said Block A.

Legal Description "MM"

Lot 1, Block B, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, TOGETHER with the north 7.00 feet of Lot 2 in said Block B.

Legal Description "NN"

Lot 2, Block B, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the north 7.00 feet thereof, TOGETHER with the north 15.00 feet of Lot 3 in said Block B.

Legal Description "OO"

Lot 3, Block B, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the north 15.00 feet thereof, TOGETHER with the north 31.00 feet of Lot 4 in said Block B.

Legal Description "PP"

Lot 4, Block B, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the north 31.00 feet thereof, TOGETHER with the north 43.00 feet of Lot 5 in said Block B.

Legal Description "QQ"

Lot 5, Block B, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the north 43.00 feet thereof, TOGETHER with the north 55.00 feet of Lot 6 in said Block B.

Legal Description "RR"

Lot 6, Block B, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the north 55.00 feet thereof, TOGETHER with the north 67.00 feet of Lot 7 in said Block B.

Legal Description "SS"

Lot 7, Block B, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the north 67.00 feet thereof, TOGETHER with Lot 8 in said Block B, and TOGETHER with the north 18.08 feet of Lot 9 in said Block B.

Legal Description "TT"

Lot 9, Block B, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the north 18.08 feet thereof, TOGETHER with Lot 10 in said Block B, except the southeast 36.98 feet thereof.

Legal Description "UU"

The southeast 36.98 feet of Lot 10, Block B, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, TOGETHER with the northeast 39.02 feet of Lot 11 in said Block B.

Legal Description "VV"

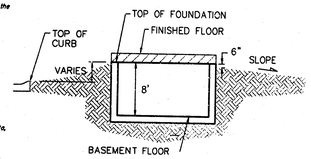
Lot 11, Block B, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the northeast 39.02 feet thereof, TOGETHER with the northeast 49.02 feet of Lot 12 in said Block B.

Legal Description "WW"

Lot 12, Block B, Southern Ridge Addition, Wichita, Sedgwick County, Kansas, except the northeast 49.02 feet thereof, TOGETHER with Lot 13 in said Block B.

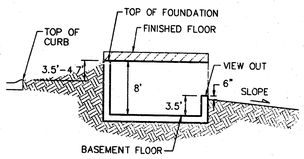
APPROVED DRAINAGE PLAN

0 60 120



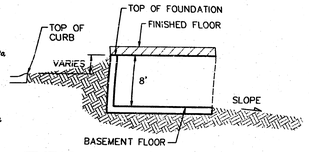
TYPICAL NON-VIEW OUT DETAIL

NO SCALE



TYPICAL VIEW OUT DETAIL

NO SCALE



TYPICAL WALK OUT DETAIL

NO SCALE

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
31-48	A	138.0
34-48	C	138.0

BENCHMARK:
City of Wichita Benchmark Disc – SW Corner of the intersection of Pawnee & Maize Rd.
4' South of centerline
49.8' West of centerline
12" East of fence
1.5' SW of Sec. corner iron
Elev. = 1351.12 City Datum
1322.52 NGVD29

NOTES:

Proposed Top of Foundation Elevations Are Shown On Plans. Contractor to Set Finished Floor Elevations.

All Street Elevations Shown on Plans Are for Top of Curb (Full-Height).

This Grading Plan is Designed with View-Outs. Elevations Shown at Rear of House (XX.X V.O.)

Lot dimensions have been ommited on this plan, refer to the recorded plat for this information.

** May Require Extra Deep Foundation*

Revised 9/23/03 by AEG, Lot 31, Block C
Revised 7/23/03 by SMD PER NBW, pad elevations
Revised 6/20/03 by SMD PER NBW, pad elevations
Revised 6/4/03 by SMD PER NBW, pad elevation;
Revised 5/22/03 by BLG, lot split legals
Revised 5/6/03 by AEG per NBW
Revised 16 December 2002 by AEG/BLG
Revised 11 November 2002

→ Revised 10/31/03 by AEG, Legal Desc A-I, GG-LL

SOUTHERN RIDGE ADDITION
GRADING PLAN
WICHITA, KANSAS

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 * 315 ELLIS * WICHITA, KANSAS 67211

PROJECT NUMBER

DESIGN	DRAWN	APPROVED	DATE	SCALE	SHEET
BLG/AEG	BLG/SMD		01-02-03	NOTED	1 OF 2

F:\GRADE\Southern_Ridge\grade.dwg