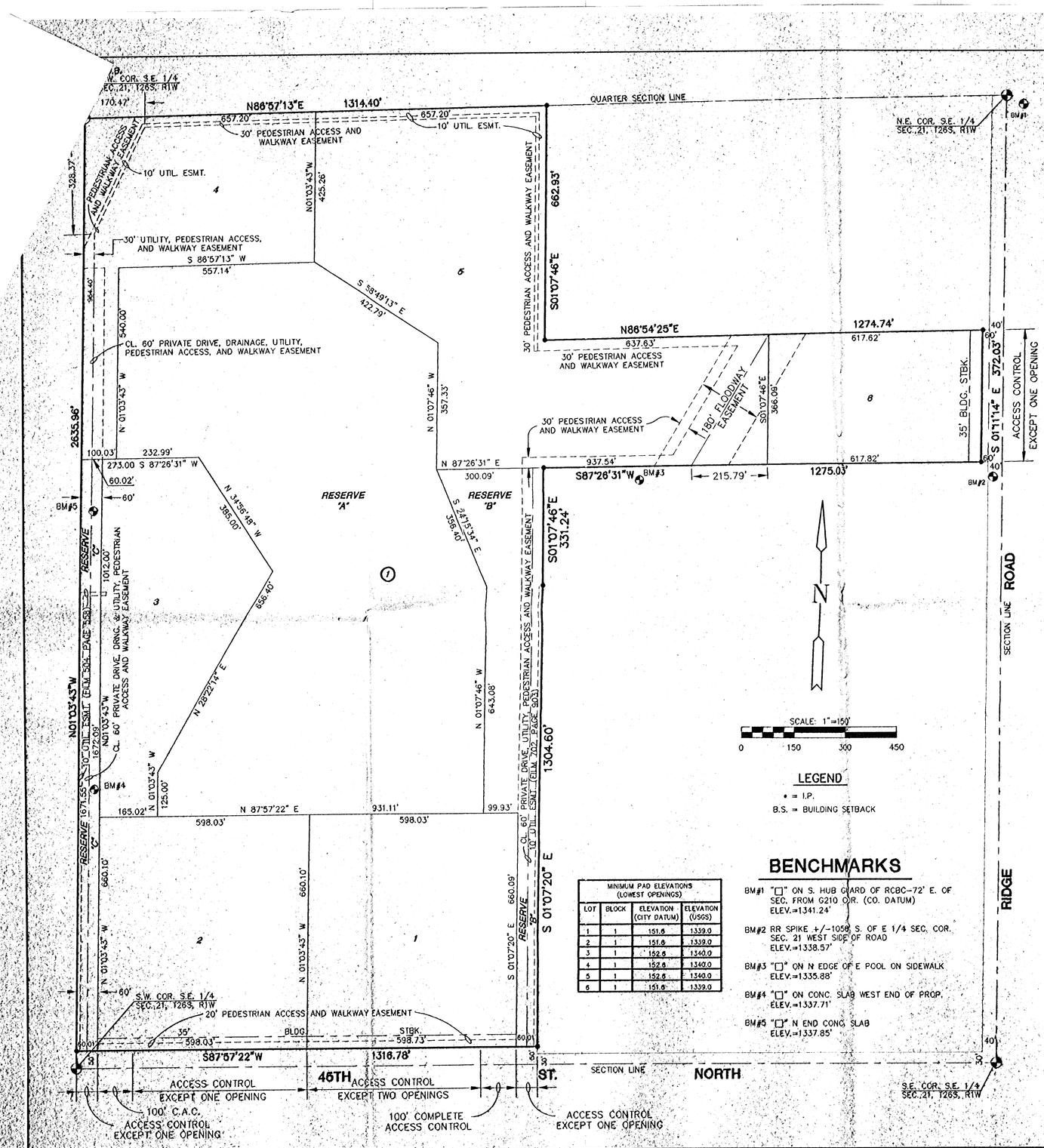
FINAL PLAT

BAY RIDGE ADDITION

AN ADDITION TO, SEDGWICK COUNTY, KANSAS



MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
1	1	151.6	1339.0
2	1	151.6	1339.0
3	1	152.6	1340.0
4	1	152.6	1340.0
5	1	152.6	1340.0
6	1	151.6	1339.0

BENCHMARKS

BM#1 "□" ON S. HUB GUARD OF RCBC-72' E. OF SEC. FROM G210 CUR. (CO. DATUM)
ELEV.=1341.24'

BM#2 RR SPIKE +/-1058' S. OF E 1/4 SEC. COR. SEC. 21 WEST SIDE OF ROAD
ELEV.=1338.57'

BM#3 "□" ON N EDGE OF E POOL ON SIDEWALK
ELEV.=1335.88'

BM#4 "□" ON CONC. SLAB WEST END OF PROP.
ELEV.=1337.71'

BM#5 "□" N END CONC. SLAB
ELEV.=1337.85'

I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "BAY RIDGE ADDITION", an addition to, Sedgwick County, Kansas, into Lots, a Block, and Reserves the same being accurately set forth in the accompanying plat and described herein:

The West Half of the Southeast Quarter, of Section 21, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT the south 50 feet for road, and also;

The Northeast Quarter of the Southeast Quarter of Section 21, Township 26 Range 1 West of the 6th P.M., Sedgwick County, Kansas EXCEPT the North 20 acres thereof AND EXCEPT the South 10 acres thereof AND EXCEPT the East 40 feet thereof, more particularly described as follows:

Beginning at the Northwest corner of the Southeast Quarter Section, 21, Township 26 South, Range 1 East thence N 86°57'13" E, 1314.40 feet; thence S 01°07'48" E, 662.93 feet; thence N 86°54'25" E, 1274.74 feet; thence S 01°11'14" E, 372.03 feet, parallel to the East line of said Northwest Quarter; thence S 87°26'31" W, 1275.03 feet; thence S 01°07'48" E, 331.24 feet; thence S 01°07'20" E, 1304.60 feet; thence S 87°57'22" W, 1316.78 feet parallel to the South line of said Quarter; thence N 01°03'43" W, 2635.96 feet along the West line of said Quarter to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 12th day of April, 1999.

Gregory J. Allison, R.L.S. #1257
Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

GREGORY J. ALLISON LICENSED LS-1257 KANSAS LAND SURVEYOR

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots and a Block, and Reserves the same to be known as "BAY RIDGE ADDITION" an addition to Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage, are hereby granted to the public. Reserve "A" is platted for construction and maintenance of drainage, landscaping, berming, open space, and irrigation. Reserves "B" and "C" are platted for utilities, drainage, open space, landscaping, lighting, irrigation, private drives, pedestrian access, walkways and entry monuments. The Reserves shall be owned and maintained by the homeowners association. All abutters rights of access to or from 45th Street North over and across the South line of "BAY RIDGE ADDITION", are hereby granted to the governing body, provided however, Lots 1 and 2, Block 1 shall have access to 45th Street North as indicated on the face of the plat. All abutters rights of access to or from Ridge Road over and across the East line of "BAY RIDGE ADDITION," are hereby granted to the governing body, provided however, Lot 6, Block 1 shall have access to Ridge Road as indicated on the face of the plat. Minimum pads (lowest openings) are indicated on the face of the plat.

Bay Ridge L.L.C.

Reg Boothe, President, Bay Ridge L.L.C.

STATE OF KANSAS)
)ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 12th day of April, 1999, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Reg Boothe, President, Bay Ridge L.L.C. to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My appointment expires: 9-15-2001

ANN C. YBARRA Notary Public, State of Kansas My Appt. Expires 9-15-2001

We Intrust Bank N.A. holders of a mortgage on the above described property, do hereby consent to the plat of "BAY RIDGE ADDITION".

INTRUST Bank N.A.

Roger G. Eastwood S.V.P.

STATE OF KANSAS)
)ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 12 day of April, 1999, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Roger G. Eastwood, S.V.P. to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

JOLEEN BARNHART Notary Public - State of Kansas My Appt. Expires 11-14-99

My appointment expires: 11-14-1999

This plat of "BAY RIDGE ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this ____ day of _____, 1999.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chairman
William M. Johnson

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown thereon, if by the Board of County Commissioners of Sedgwick County, Kansas, this ____ day of _____, 1999.

_____, Chairman
Bill W. Hancock

_____, Chair Pro Tem
Betsy Gwin

_____, Commissioner
Tom Winters

_____, Commissioner
Carolyn McGinn

_____, Commissioner
Ben Sciortino

Attest: _____, County Clerk
James Alford

Entered on transfer record this ____ day of _____, 1999.

_____, County Clerk
James Alford

STATE OF KANSAS)
)ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 1999.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire