

NORTHRIDGE PLAZA ADDITION

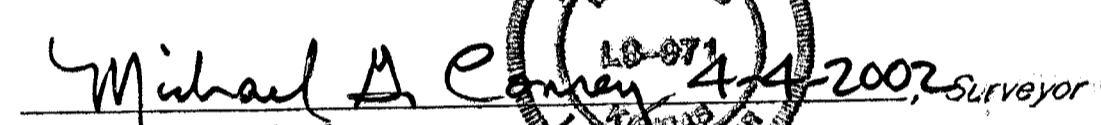
WICHITA, SEDGWICK COUNTY, KANSAS


State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "NORTHRIDGE PLAZA ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as follows: A replat of Lots 1, 2, 3, 4,
and 5, and Reserve "A", Starwest Addition, Wichita, Sedgwick County,
Kansas, TOGETHER with that part of the SE1/4 of Sec. 28, Twp. 26-S,
R-1-W of the 6th P.M., Sedgwick County, Kansas described as follows:
Beginning at the NE corner of Lot 2 in said Starwest Addition; thence
N89°35'42"W along the north line of said Starwest Addition, 1440.17 feet
to the NW corner of Reserve "A" in said Starwest Addition; thence
S00°09'29"E along the west line of said Starwest Addition, and as
extended south, 924.09 feet to a point on the south line of said SE1/4;
thence N90°00'00"W along the south line of said SE1/4, 252.44 feet;
thence N22°03'30"W, 1419.98 feet to a point on the north line of
the S1/2 of said SE1/4, said point being 378.61 feet east of the NW corner
of the S1/2 of said SE1/4; thence N00°09'29"W parallel with the
east line of said SE1/4, 330.50 feet to a point on the north line of
the S1/2 of the S1/2 of the N1/2 of said SE1/4; thence easterly
along the north line of the S1/2 of the S1/2 of the N1/2 of said
SE1/4, 2282.09 feet to the NE corner of the S1/2 of the S1/2 of
the N1/2 of said SE1/4; thence southerly along the east line of said
SE1/4, 732.65 feet to the intersection with the north line of said
Starwest Addition, as extended easterly; thence N89°35'42"W along
said extended north line, 59.90 feet to the point of beginning, all
being subject to road rights-of-way of record.

All being situated in the SE1/4 of Sec. 28, Twp. 26-S,
R-1-W of the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.


Michael G. Conrey, Surveyor



Know all men by these presents that we, the
undersigned, have caused the land in the surveyor's certificate to be
platted into Lots, a Block, a Street, and a Reserve, to be known as
"NORTHRIDGE PLAZA ADDITION", Wichita, Sedgwick County, Kansas. The
utility easements are hereby granted as indicated for the construction
and maintenance of all public utilities. The wall easement is hereby
granted as indicated for the construction and maintenance of a private
screening wall and utility main lines and service lines shall be allowed
to cross this easement. The temporary wall easement is hereby granted
as indicated for the construction and maintenance of a private screening
wall and utility main lines and service lines shall be allowed to cross
this easement. The temporary wall easement shall be automatically
vacated upon the rezoning of the property to the north to a non-
residential district. Reserves "A" and "B" are hereby reserved for floodway,
drainage purposes, and open space and no buildings or other obstructions
shall be constructed or placed on or within said Reserves "A" and "B",
nor shall any fill, change of grade, creation of channel, or any other
work be carried on without the permission of the City Engineer of the
City of Wichita, Kansas. Reserve "A" shall be owned and maintained
by the owner of Lot 1, Block A. Reserve "B" shall be owned and
maintained by the owner of Lot 2, Block A. All abutters rights of
access shall be as depicted on the face of the plat and are hereby
granted to the City of Wichita, Kansas. The permitted opening locations
shall be as determined by the City Engineer of 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.

Ritchie Investment Company, Inc.


Rob Ramsey, Vice-President

We the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "NORTHRIDGE
PLAZA ADDITION", Wichita, Sedgwick County, Kansas.

INTRUST Bank, N.A.


GARY D. SCHMITT, Sr. V.P.
(Title)

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 1ST day of MAY, 2002, by GARY D. SCHMITT,
Sr. V.P. of INTRUST Bank, N.A., on behalf of the bank.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appl. Expires 11-7-2005


JUDITH M. TERHUNE, Notary Public

My App't. Exp. 11-7-2005

This plat of "NORTHRIDGE PLAZA 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 _____,
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Acting Chairman
J. D. Michaelis

_____, Secretary
Marvin S. Krout

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2002.

At the direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2002.

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

Entered on transfer record this _____ day
of _____, 2002.

_____, County Clerk
Don Brace

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2002, at _____ o'clock _____ M.; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appl. Expires 11-7-2005


JUDITH M. TERHUNE, Notary Public

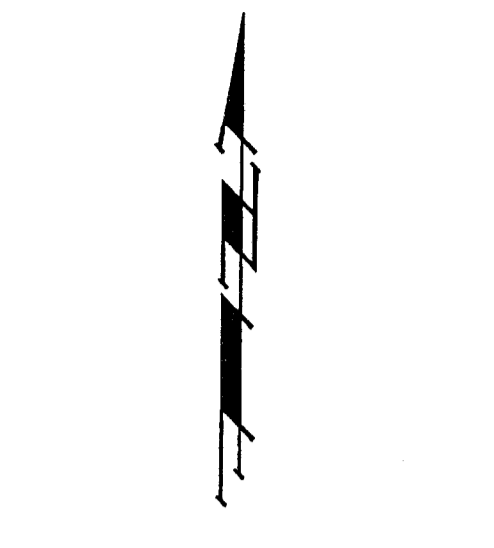
My App't. Exp. 11-7-2005

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 BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211
P:\PLAT\NORTH RIDGE PLAZA\DWG\NORTH RIDGE PLAZA.DWG-MCC

NORTHRIDGE PLAZA ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



ADDITIONAL BUILDING SETBACKS PER COMMUNITY UNIT PLAN DP-250.

(M) = MEASURED
 (P) = PLATTED
 (D) = DESCRIBED
 (C) = CALCULATED
 (C-D) = CALCULATED PER DESCRIBED INFO.

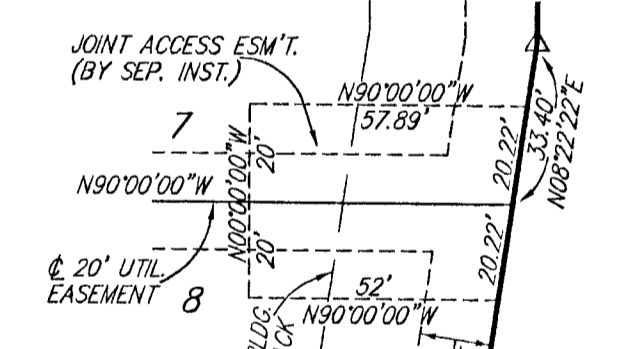
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- △ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "MASON" CAP (FOUND)
- = BALKED SPRING (FOUND)
- ⊗ = CHISELED CROSS (FOUND)
- ⊙ = 1" IRON (FOUND)
- ⊗ = 3/4" IRON (FOUND)
- ⊗ = #5 REBAR (FOUND)
- ⊗ = #4 REBAR (FOUND)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT(S)	BLOCK	ELEVATION
		CITY DATUM NGVD
1, 3-11	A	145.6
2	A	146.1
		1333.0
		1333.5

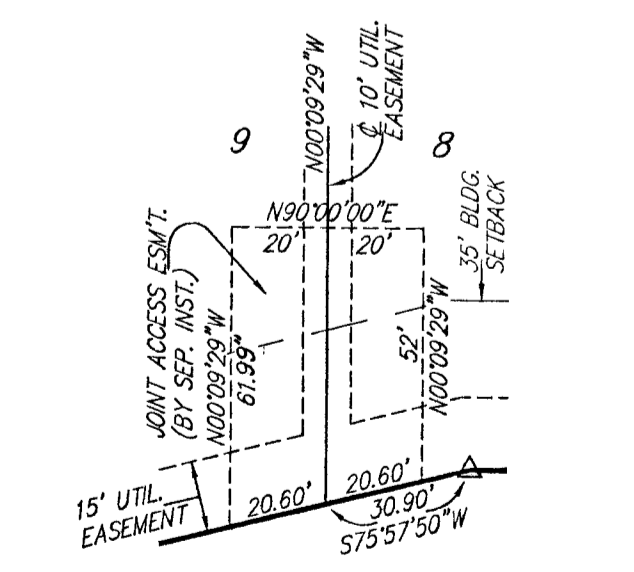
BENCHMARK:
 "C" ON HUBBARD OF R.C.C.C.,
 73' W. OF SE COR., SE 1/4, SEC. 28,
 TWP. 26-S, R-1-W
 ELEV. = 1331.52 M.S.L. (144.12 CITY DATUM)

NOTE:
 NO BUILDING PERMITS ARE TO BE ISSUED FOR ANY LOTS THAT ARE LOCATED IN THE SPECIAL FLOOD HAZARD AREA WITHIN "NORTHRIDGE PLAZA ADDITION" UNLESS THE LOWEST FLOOR CAN BE CONSTRUCTED AT OR ABOVE THE ELEVATION SHOWN ABOVE, OR UNLESS A LETTER OF MAP REVISION HAS BEEN ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THAT REMOVES THE SUBJECT PROPERTY FROM THE SPECIAL FLOOD HAZARD AREA, WHICH WOULD THEN ALLOW BUILDINGS TO BE CONSTRUCTED WITH THE LOWEST OPENING AS SPECIFIED ABOVE.

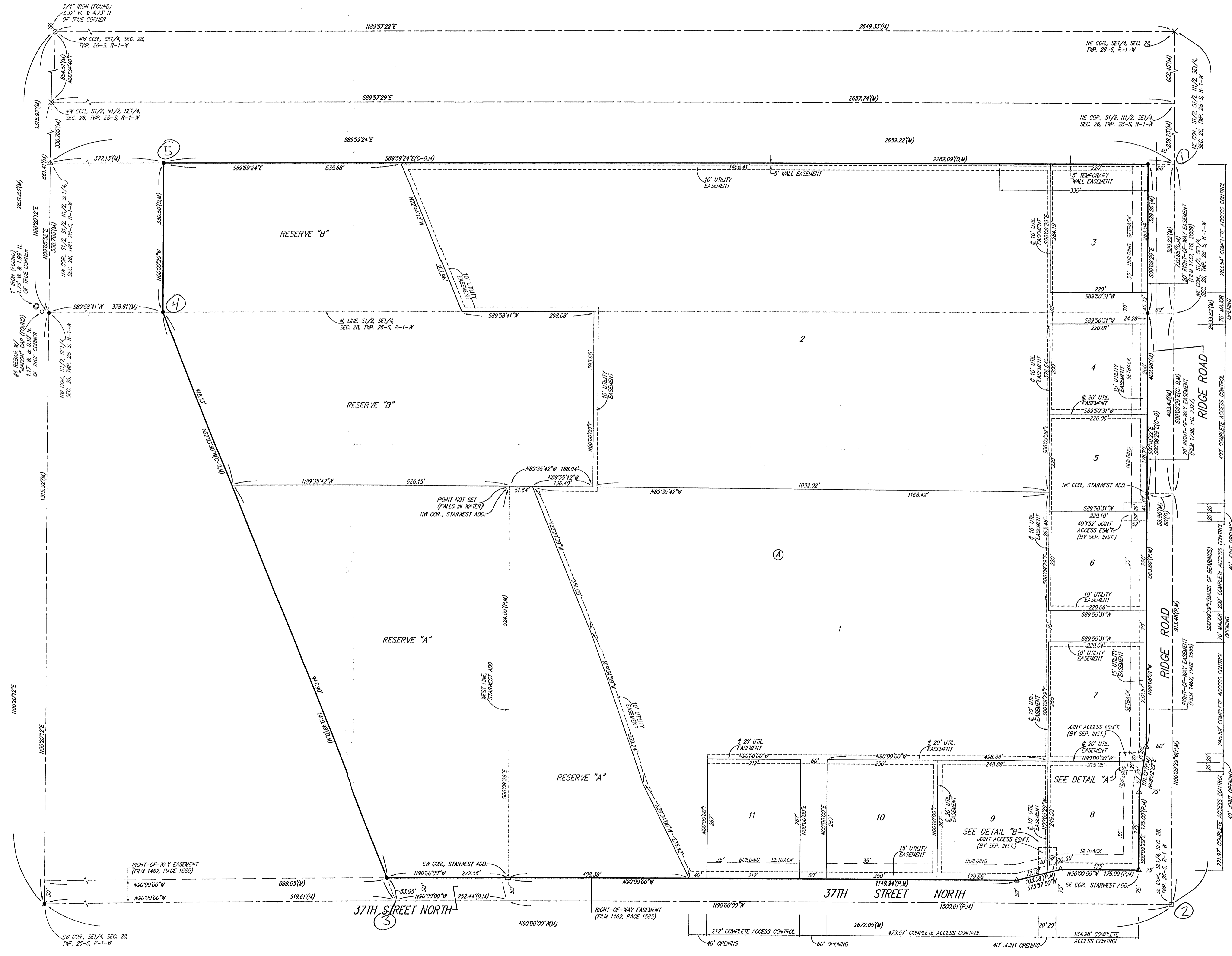
NOTE:
 A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.



DETAIL "A"
 (NO SCALE)



DETAIL "B"
 (NO SCALE)



F:\PLAT\NORTH RIDGE PLAZA\DWG\NORTH RIDGE PLAZA.DWG-DWG