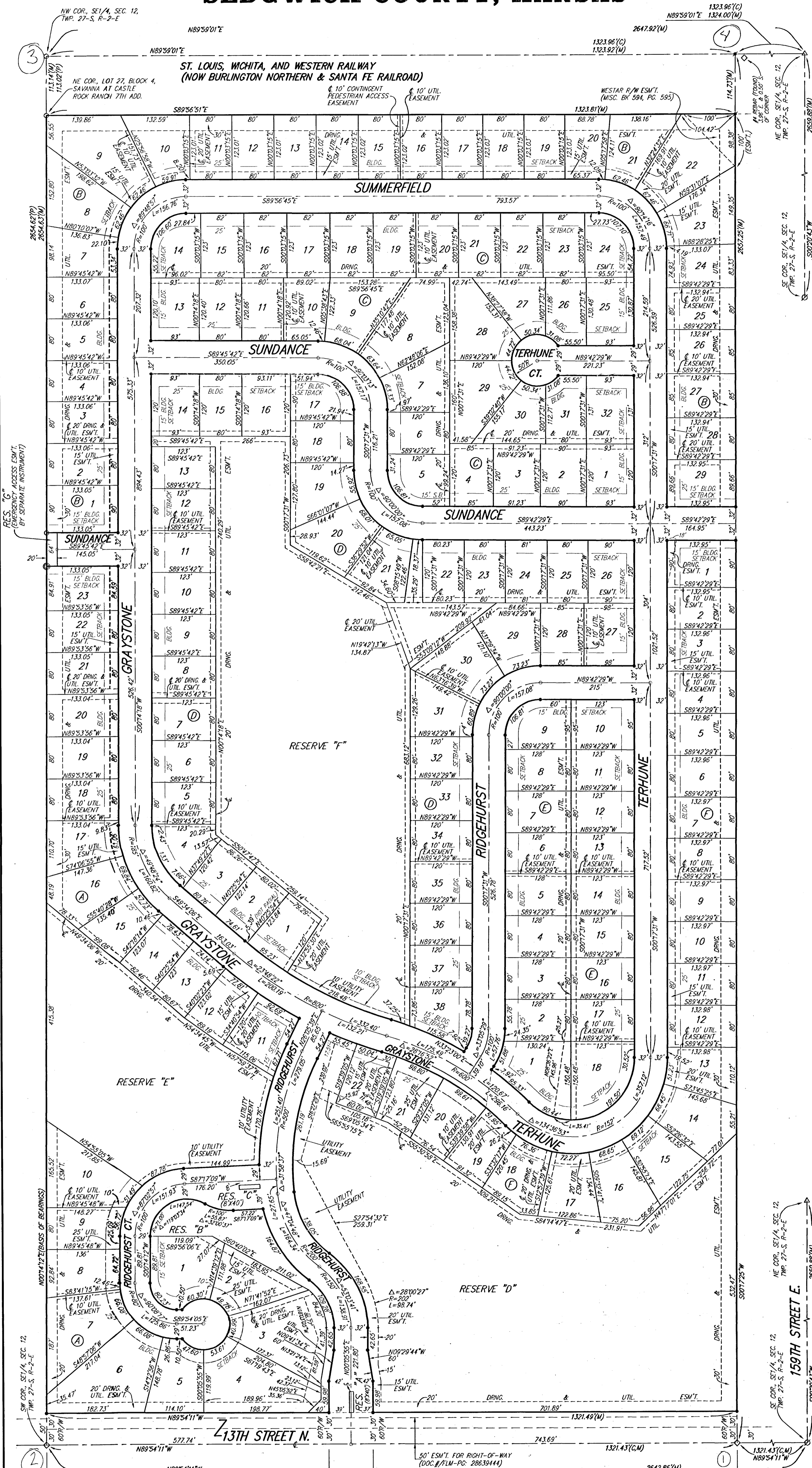


# STONEBRIDGE ADDITION SEDGWICK COUNTY, KANSAS



LOT	BLOCK	ELEVATION
1-3	A	1337.0
10-16	A	1339.0
1-6, 33-38	D	1342.0
7-23, 29-32	D	1344.0
14-22	F	1337.0

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

\* #1 REBAR W/ "BAUGHMAN" CAP (SET)  
 \* #1 REBAR W/ "BAUGHMAN" CAP (FOUND)  
 \* 3/4" IRON (FOUND)  
 \* 3/4" IRON W/ "EC" CAP (FOUND)  
 \* STONE (FOUND)  
 \* 3/4" IRON W/ METAL CAP (FOUND)  
 \* #1 REBAR (FOUND)

(M) = MEASURED  
 (P) = PLATTED  
 (C) = CALCULATED

BENCHMARK: "C"1" GUT. TOP OF CURB, S. SIDE OF SUNDANCE AS DEDICATED IN SAVANNA AT CASTLE ROCK RANCH 7TH ADDITION, 25 1/2' W. OF THE WEST LINE OF THE SE 1/4 OF SEC. 12, TWP. 27-S, R-2-E. ELEV. = 1342.33 NGVD29

60' NAIL IN HIGH LINE PALE, 30' SOUTH OF S 1/4 COR., SEC. 12, TWP. 27-S, R-2-E. ELEV. = 1348.58 NGVD29 (PER COUNTY RECORD)

NOTE: MINIMUM BUILDING PAD ELEVATIONS ARE TO BE ISSUED FOR LOTS 1, 2, 3, AND 4, BLOCK A, IN STONEBRIDGE ADDITION UNLESS THE LOWEST FLOOR CAN BE CONSTRUCTED AT OR ABOVE THE BASE FLOOD ELEVATION OR UNLESS THE APPROPRIATE CONTRACTING BODY HAS RECEIVED A LETTER OF MAP REVISION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WHICH WILL THEN ALLOW CONSTRUCTION AT THE LOWEST OPENING AS SPECIFIED IN THE "NO. PAD TABLE ABOVE.

NOTE: MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OR THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AS ESTABLISHED GRADATIONS AS MODIFIED WITH THE APPROVAL OF THE COUNTY ENGINEER OR THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. NO OBSTRUCTIONS WHICH IMPED THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and plotted "STONEBRIDGE ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the W 1/2 of the SE 1/4 of Sec. 12, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, lying south of the southerly right-of-way of the St. Louis, Wichita, and Western Railway, subject to road rights-of-way of record.

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 surveyors certificate to be plotted into Lots, Blocks, Reserves, and Streets, to be known as "STONEBRIDGE ADDITION", Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The contingent pedestrian access easement is hereby granted as indicated for pedestrian access to or from the Burlington Northern and Santa Fe Railroad right-of-way, contingent upon said railroad right-of-way being railbanked and the construction of public improvements that allow public access within said railroad right-of-way. Fences shall be allowed within this easement until such time as the Burlington Northern and Santa Fe Railroad right-of-way is railbanked and the construction of public improvements within said railroad right-of-way has occurred. The streets are hereby dedicated to and for the use of the public. Reserves "A" and "C" are hereby reserved for entry monuments, landscaping, open space, drainage purposes, and utilities. The public shall not bear the cost of any repair or replacement of improvements within said Reserves "A" and "C" adversely affected by street construction, repair, or maintenance. Reserve "B" is hereby reserved for entry monuments, landscaping, open space, berms, drainage purposes, and utilities. Reserves "D", and "F" are hereby reserved for lakes, landscaping, open space, berms, sidewalks, drainage purposes, floodway, and utilities as confined to easements. No buildings shall be constructed or placed on or within said floodway, nor shall any fill, change of grade, creation of channel, or any other work be carried on without the permission of the Engineer for the appropriate governing body. Reserve "E" is hereby reserved for lakes, landscaping, open space, berms, sidewalks, parking, a swimming pool and accessories, recreational activities, gazebos, drainage purposes, and utilities as confined to easements. Reserve "G" is hereby reserved as an emergency access easement. Reserve "A", "B", "C", "D", "E", and "F" shall be owned and maintained by the homeowners association for the addition. Reserve "G" shall be owned and maintained by the Stonebridge Homeowners Association and/or the Savanna at Castle Rock Ranch Homeowners Association. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

FLKS Land Development, LLC  
a Kansas limited liability company

Steven R. Barrett, Member

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, by Steven R. Barrett, Member of FLKS Land Development, LLC, a Kansas limited liability company, on behalf of the limited liability company.

Notary Public

My App't. Exp. \_\_\_\_\_

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

Commerce Bank, N.A.

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_ of Commerce Bank, N.A., on behalf of the bank.

Notary Public

My App't. Exp. \_\_\_\_\_

This plat of "STONEBRIDGE ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2005

Wichita-Sedgwick County Metropolitan Area Planning Commission

Ronald L. Marnell, Chair

John L. Schlegel, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Carlos Mayans, Mayor

Karen Schofield, City Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2005

Don Brace, County Clerk

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

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2005 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizire, Deputy

Baughman Company, P.A.  
315 E. St. Wichita, KS 67211 P 316.262.2221 F 316.262.0149