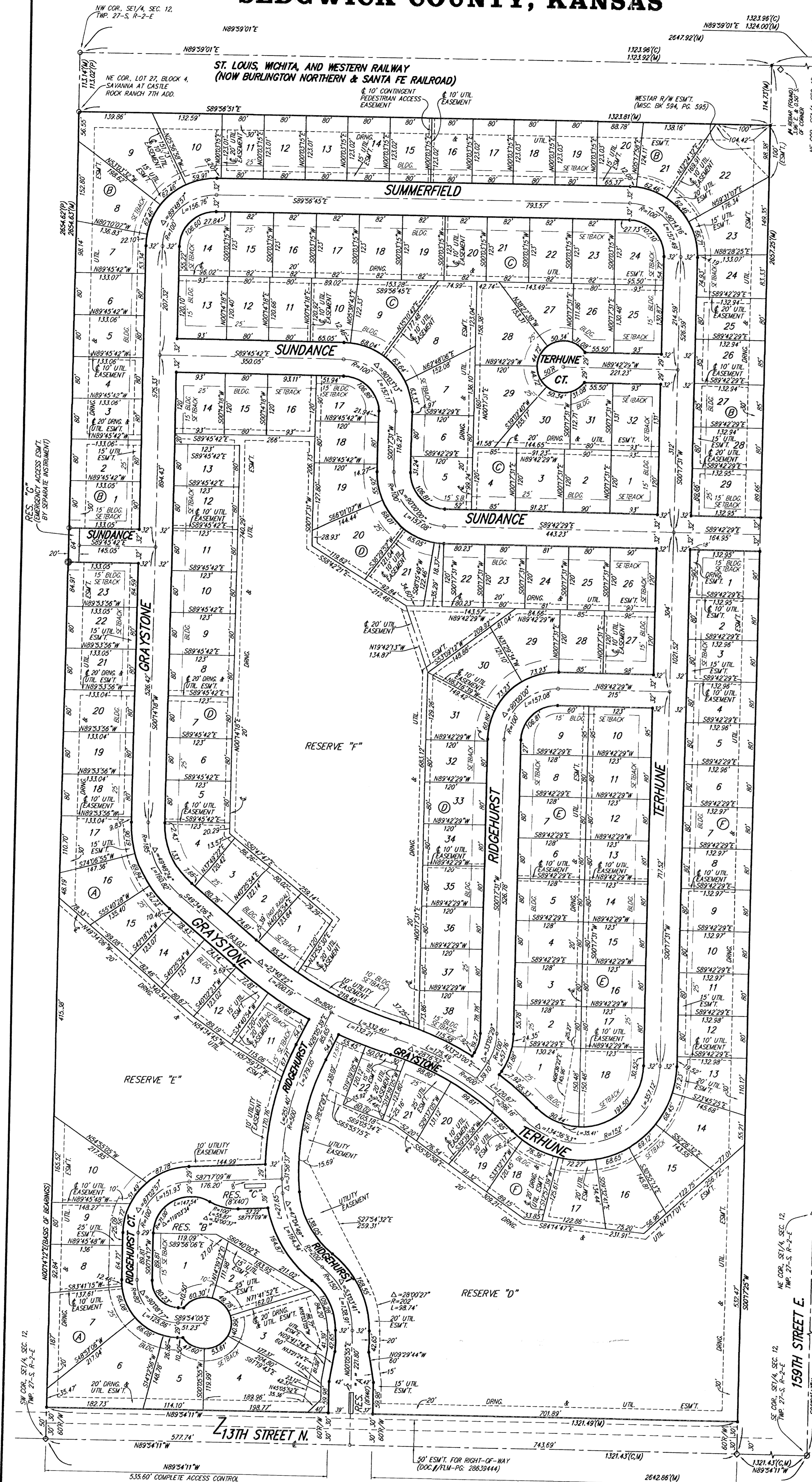


STONEBRIDGE ADDITION SEDGWICK COUNTY, KANSAS



LOT	BLOCK	ELEVATION
1-3	A	1337.0
10-16	A	1339.0
1-8, 33-38	D	1342.0
7-23, 29-32	D	1344.0
14-22	F	1337.0

BENCHMARK:
"T" CUT TOP OF CURB, S. SIDE OF SUNDANCE AS DEDICATED IN SAVANNA AT CASTLE ROCK RANCH 7TH ADDITION, 28 1/2' W OF THE WEST LINE OF THE SE 1/4 OF SEC. 12, TWP. 27-S, R-2-E. ELEV. = 1347.33 NGVD29

600' NAIL IN HIGH LINE POLE, 30' SOUTH OF 1/4 COR. SEC. 12, TWP. 27-S, R-2-E. ELEV. = 1348.58 NGVD29 (FROM COUNTY RECORDS)

- #4 REBAR W/ "BAUGHMAN" CAP (SET)
- #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- 3/4" IRON W/ "PEC" CAP (FOUND)
- 3/4" IRON W/ "PEC" CAP (FOUND)
- STONE (FOUND)
- 3/4" IRON W/ METAL CAP (FOUND)
- #4 REBAR (FOUND)

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

NOTE:
NO BUILDING PERMITS 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 FEDERAL AGENCY HAS RECEIVED A LETTER OF MAP REVISION FROM THE GOVERNING BODY HAS RECEIVED A LETTER OF MAP REVISION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WHICH WILL THEN ALLOW BUILDINGS TO BE CONSTRUCTED AT THE LOWEST OPENING AS SPECIFIED IN THE MINIMUM BUILDING PAD TABLE ABOVE.

NOTE:
A 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 AT ESTABLISHED GRADES OR AS NOTED WITH THE APPROVAL OF THE COUNTY ENGINEER OR THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. NO OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

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 "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 W1/2 of the SE1/4 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. Conroy, Surveyor
Michael G. Conroy

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted 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", "E", 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 "G" 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
Sedgwick County) The foregoing instrument acknowledged before me, this 21st day of December, 2005, by Steven R. Barrett, Member of FLKS Land Development, LLC, a Kansas limited liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE, Notary Public
My App'l. Exp. 11-7-2009

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

Brian Devlin, Vice President
BRIAN DEVLIN

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 2nd day of December, 2005, by Brian Devlin, Vice President of Commerce Bank, N.A., on behalf of the bank.

COLLEEN A. BELTON, Notary Public
My App'l. Exp. June 9, 2006

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 Moyano, Mayor
Karen Schaffeld, City Clerk

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

Entered on transfer record this _____ day of _____, 2005.
Don Brace, County Clerk

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 _____, 2005, at _____ o'clock _____ M., and is duly recorded.

Bill Meek, Register of Deeds
Linda Kizzire, Deputy

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

