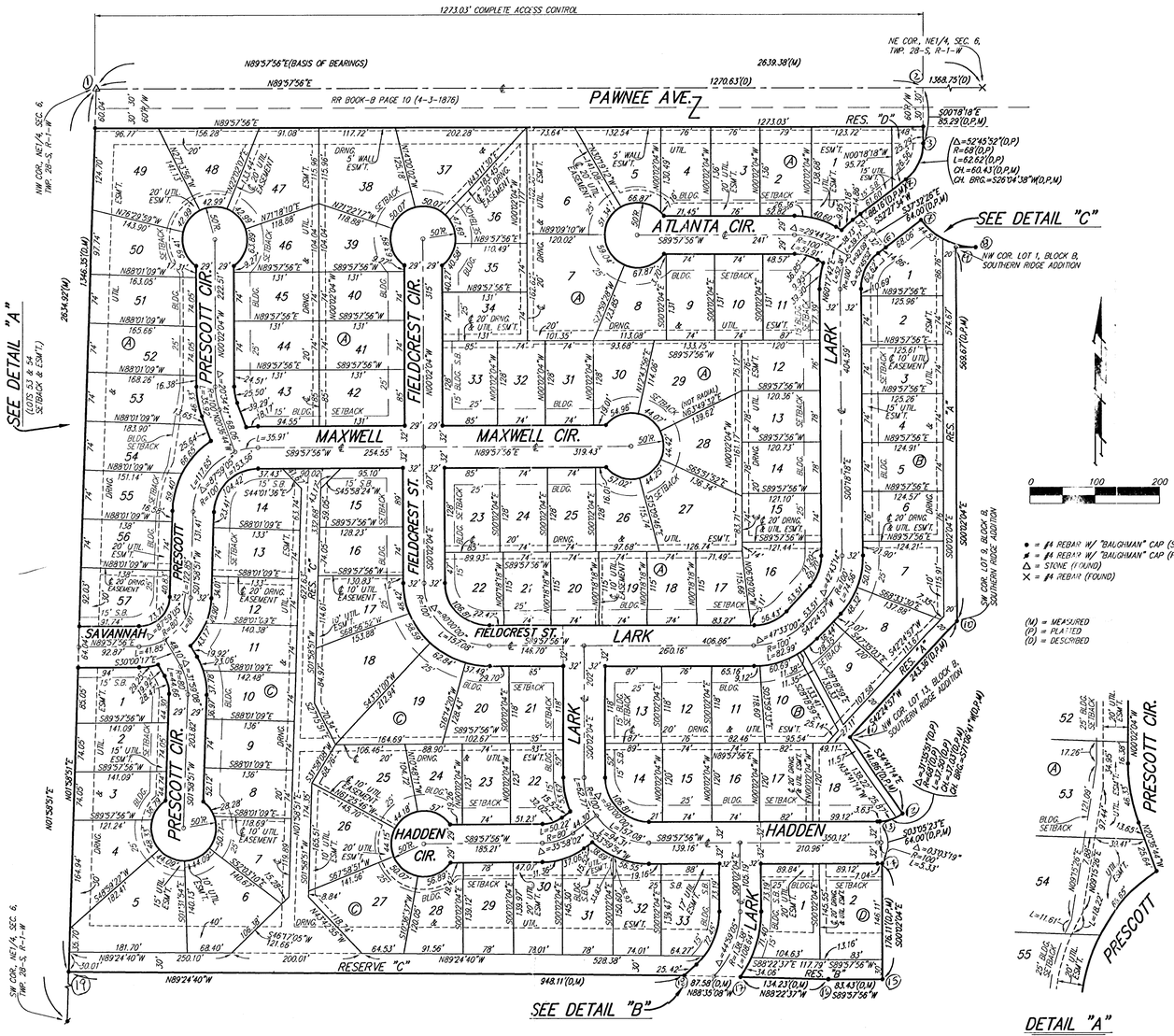
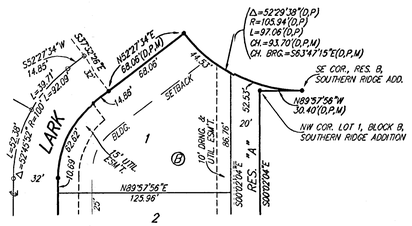
SOUTHERN RIDGE 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



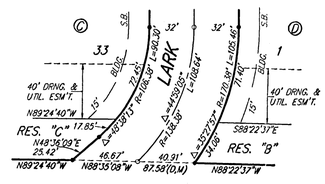
DETAIL "A"
(NO SCALE)

NOTE:
ALL LOTS WITHIN SOUTHERN RIDGE 2ND ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES 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 SYSTEM SHALL BE ALLOWED.



DETAIL "C"
(NO SCALE)



DETAIL "B"
(NO SCALE)

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state, do hereby certify that we have surveyed and platted "SOUTHERN RIDGE 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of all of Reserve "B", Southern Ridge Addition, Wichita, Sedgwick County, Kansas, together with that part of the NE1/4 of Sec. 6, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at the intersection of the north line of said NE1/4 with the northerly extension of the westerly right-of-way line of Lark as dedicated in said Southern Ridge Addition, said intersection being 1368.75 feet west of the NE corner of said NE1/4; thence S00°18'18"E along said extended right-of-way line, 85.29 feet to the P.C. of a curve to the right in said westerly right-of-way line; thence southerly and southwesterly along said curve, having a central angle of 52°45'52" and a radius of 68.00 feet, an arc distance of 62.62 feet, (having a chord length of 60.43 feet bearing S26°04'38"W), to the P.T. of said curve; thence S52°27'34"W along the westerly right-of-way line of said Lark, 88.16 feet to the SW corner of Lark as dedicated in said Southern Ridge Addition; thence S37°32'26"E, 64.00 feet to the SW corner of Reserve "B" in said Southern Ridge Addition; thence N89°57'56"E along the south line of said Reserve "B", 107.63 feet to the NW corner of Lot 1, Block B, in said Southern Ridge Addition; thence S00°02'04"E along the west line of said Block B, 569.67 feet to a deflection corner in said west line; thence S42°24'57"W along the west line of said Block B, 243.36 feet to a deflection corner in said west line; thence S34°41'14"E along the west line of said Block B, 141.86 feet to the most southerly corner of Lot 13 in said Block B, said corner being on the westerly right-of-way line of Westgate as dedicated in said Southern Ridge Addition; thence southwesterly along said westerly right-of-way line, being a curve to the right, having a central angle of 31°35'51" and a radius of 68.00 feet, an arc distance of 37.50 feet, (having a chord length of 37.03 feet bearing S71°06'41"W); thence S03°05'23"E, 64.00 feet to the NW corner of Reserve "D" in said Southern Ridge Addition; thence S00°02'04"E along the extended west line of said Reserve "D", 176.11 feet; thence S89°57'56"W, 83.43 feet; thence N88°22'37"W, 134.23 feet; thence N88°35'08"W, 87.58 feet; thence N89°24'40"W, 948.11 feet to a point on the west line of said NE1/4; thence N01°58'51"E along the west line of said NE1/4, 1346.35 feet to the NW corner of said NE1/4; thence N89°57'56"E along the north line of said NE1/4, 1270.63 feet to the point of beginning, all being 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.

_____, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets and Reserves to be known as "SOUTHERN RIDGE 2ND ADDITION", Wichita, 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 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 streets are hereby dedicated to and for the use of the public. Reserve "A", "B", and "C" are hereby reserved for landscaping, open space, sidewalks, walking paths, berms, drainage purposes, and utilities. Reserve "D" is hereby reserved for open space, entry monuments, landscaping, berms, screening walls, drainage purposes, and utilities as confined to easements. Any utilities installed in Reserves "A", "B", "C", and "D" shall be installed below finished grade, and no utilities or related appurtenances shall be allowed to be installed above finished grade. Reserves "A", "B", "C", and "D" shall be owned and maintained by the homeowners association for the addition. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas.

Maize Road, L.L.C.

_____, Managing Member
Jay W. Russell

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of_____, 2004, by Jay W. Russell, Managing Member of Maize Road, L.L.C., on behalf of the limited liability company.

_____, Notary Public
My App't. Exp._____

This plat of "SOUTHERN RIDGE 2ND 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_____, 2004.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Ronald L. Marnell

_____, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 2004.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2004.

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

Entered on transfer record this_____day of_____, 2004.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____day of_____, 2004 at_____o'clock__M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "SOUTHERN RIDGE 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Stillwater National Bank and Trust Company

_____, _____
(Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of_____, 2004, by_____, _____(Title) of Stillwater National Bank and Trust Company, on behalf of the bank.

_____, Notary Public
My App't. Exp._____

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316.262.1271 F 316.262.0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

F:\PLAT\SOUTHERN RIDGE 2ND\DWG\SOUTHERNRDG2F.DWG-MGC