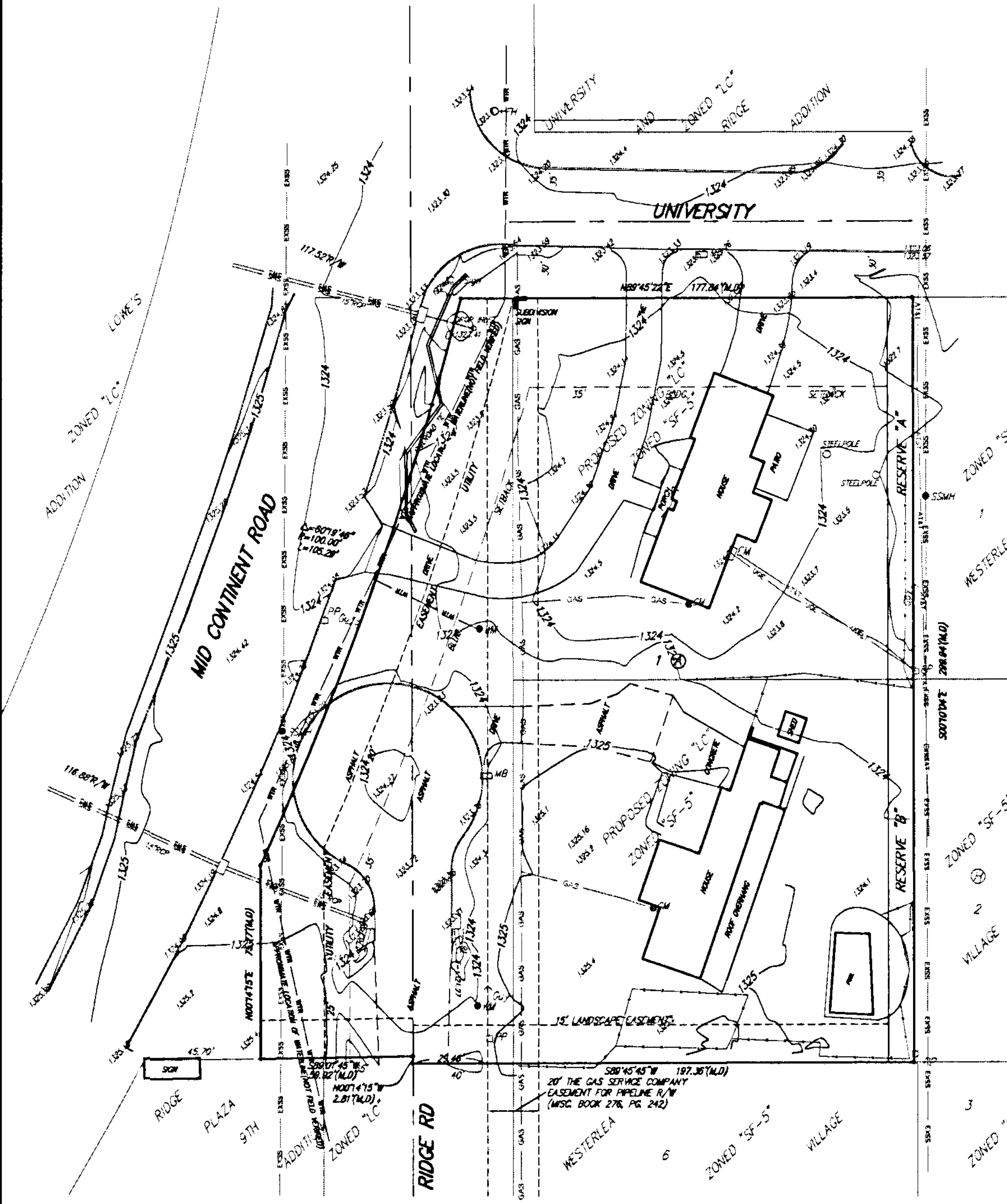
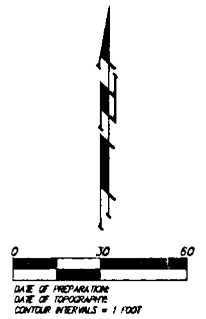
ONE-STEP FINAL PLAT

RIDGE 400 ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS





= #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
= #4 REBAR W/ "BAUGHMAN" CAP (SET)
= #4 REBAR W/ "TTLSI" CAP (FOUND)
(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED

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 "RIDGE 400 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 Lots 7 and 8, Block H, Westerlea Village, Sedgwick County, Kansas together with that part of Ridge Road as dedicated in said Westerlea Village and that part of Ridge Road as dedicated in Film 165, Page 1281 lying within the following described tract: Beginning at the NW corner of said Lot 8; thence southerly along the west line of said Lots 8 and 7, 300.00 feet to the SW corner of said Lot 7; thence westerly along the extended south line of said Lot 7, 40.00 feet to a point on the west line of the NW1/4 of Sec. 27, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, said west line also being the east line of the NE1/4 of Sec. 28, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas; thence northerly along the section line common to said NW1/4 and NE1/4, 2.81 feet to the intersection with the easterly extension of the north line of Lot 1, Ridge Plaza 9th Addition, Wichita, Kansas; thence westerly along said extended north line, 60.00 feet to a point on the west line of Ridge Road as dedicated in said Film 165, Page 1281; thence northerly along said west line, 75.77 feet to a point on a curve to the left; thence northeasterly along said curve, having a central angle of 10°28'00" and a radius of 1293.72 feet, an arc distance of 236.34 feet, (having a chord length of 236.01 feet deflecting 19°45'42" to the right of the last described course), to the intersection with the westerly extension of the north line of said Lot 8; thence easterly along said extended north line, 20.12 feet to the point of beginning.

All being situated in the NW1/4 of Sec. 27 and the NE1/4 of Sec. 28, Twp. 27-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.

____________________, 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 a Lot, a Block, and Reserves, to be known as "RIDGE 400 ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The landscape easement is hereby granted as indicated for open space, landscaping, berms, a landscape buffer, and the construction and maintenance of screening walls. Reserves "A" and "B" are hereby reserved for open space, landscaping, a landscape buffer, berms, utilities, drainage purposes, and the construction and maintenance of screening walls. Access controls 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.

LKH Properties, L.C.

____________________, President
Leisa Lowry

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this____day of__________, 2008, by Leisa Lowry, Member of LKH Properties, L.C., 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 "RIDGE 400 ADDITION", Wichita, Sedgwick County, Kansas.

INTRUST Bank, N.A.

____________________, __________
(Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of__________, 2008, by______________, ____________ of INTRUST Bank, N.A., on behalf of the bank.
(Title)

____________________, Notary Public

My App't. Exp.__________

This plat of "RIDGE 400 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 ______________, 2008.
Wichita-Sedgwick County Metropolitan Area Planning Commission

____________________, Chair
Darrell Downing

____________________, 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 ______________, 2008.

____________________, Mayor
Carl Brewer

____________________, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this______day of __________, 2008.

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

Entered on transfer record this______day of__________, 2008.

____________________, County Clerk

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__________, 2008 at_____o'clock__M; and is duly recorded.

____________________, Register of Deeds
Bill Meek

____________________, Deputy
Tonya Buckingham

RIDGE 400 ADDITION
24 NOVEMBER 2008

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE