

# RIDGE 400 ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

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 drainage easement is 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 landscape easement is hereby granted as indicated for open space, landscaping, berms, drainage purposes, and a landscape buffer. Reserves "A" and "B" are hereby reserved for open space, landscaping, a landscape buffer, berms, utilities as confined to easement, and drainage purposes. Reserve "A" shall be owned and maintained by the owner of Lot 1, Block A, Ridge 400 Addition, Wichita, Sedgwick County, Kansas or the owner of Lot 1, Block H, Westerlea Village, Wichita, Sedgwick County, Kansas. Reserve "B" shall be owned and maintained by the owner of Lot 1, Block A, Ridge 400 Addition, Wichita, Sedgwick County, Kansas or the owner of Lot 2, Block H, Westerlea Village, Wichita, Sedgwick County, Kansas. All abutters rights of access to or from Ridge Road over and across the west line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to said Ridge Road at one location over the south 50 feet of the west line of said Lot 1, and said access opening shall allow right turn in/right turn out traffic movements only. All abutters rights of access to or from University Ave. over and across the north line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to said University Ave. at one location over the east 40 feet of the north line of said Lot 1.

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 \_\_\_\_\_, 2009.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Darrell Downing  
\_\_\_\_\_, Secretary  
John L. Schlegel  
\_\_\_\_\_, Mayor  
Carl Brewer  
\_\_\_\_\_, City Clerk  
Karen Sublett

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

LKH Properties, L.C.,  
a Kansas limited liability company

\_\_\_\_\_, President  
Leisa Lowry  
\_\_\_\_\_, Notary Public  
Michael R. Thull

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of FEBRUARY, 2009, by Leisa Lowry, President of LKH Properties, L.C., a Kansas limited liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE  
Notary Public - State of Kansas  
My App't. Exp. 11-7-09  
\_\_\_\_\_, Notary Public  
JUDITH M. TERHUNE

State of Kansas) SS The foregoing instrument acknowledged before me, this 2ND day of FEBRUARY, 2009, by Michael R. Thull, a single person.

JUDITH M. TERHUNE  
Notary Public - State of Kansas  
My App't. Exp. 11-7-09  
\_\_\_\_\_, Notary Public  
JUDITH M. TERHUNE

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.

Wichita Municipal Federal Credit Union  
\_\_\_\_\_,  
Wayne Warfel  
\_\_\_\_\_,  
Pete Coe

State of Kansas) SS The foregoing instrument acknowledged before me, this 12th day of FEBRUARY, 2009, by Wayne Warfel, President of Wichita Municipal Federal Credit Union, on behalf of the credit union.

\_\_\_\_\_, Notary Public  
Rachel Ross  
My App't. Exp. 02/07/2012

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 \_\_\_\_\_, 2009 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Bill Meek  
\_\_\_\_\_, Deputy  
Tonya Buckingham

State of Kansas) 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 described as follows: Beginning at the NW corner of said Lot 8; thence southerly along the west line of said Lots 8 and 7, 282.00 feet to a point 18.00 feet north of the SW corner of said Lot 7; thence westerly parallel with the extended south line of said Lot 7, 40.00 feet to a point on the west line of the NW 1/4 of Sec. 27, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas; thence northerly along the west line of said NW 1/4, 238.17 feet to a point on a curve to the left; thence northeasterly along said curve, having a central angle of 01°57'41" and a radius of 1328.24 feet, an arc distance of 45.47 feet, (having a chord length of 45.47 feet bearing N14°49'28"E), to the intersection with the westerly extension of the north line of said Lot 8; thence easterly along said extended north line, 27.73 feet to the point of beginning.

All being situated in the NW 1/4 of Sec. 27, 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 & Conroy  
\_\_\_\_\_, Notary Public  
Michael R. Thull

FINAL TRACING RECORD

2/13/09

\_\_\_\_\_, Notary Public  
Michael R. Thull

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

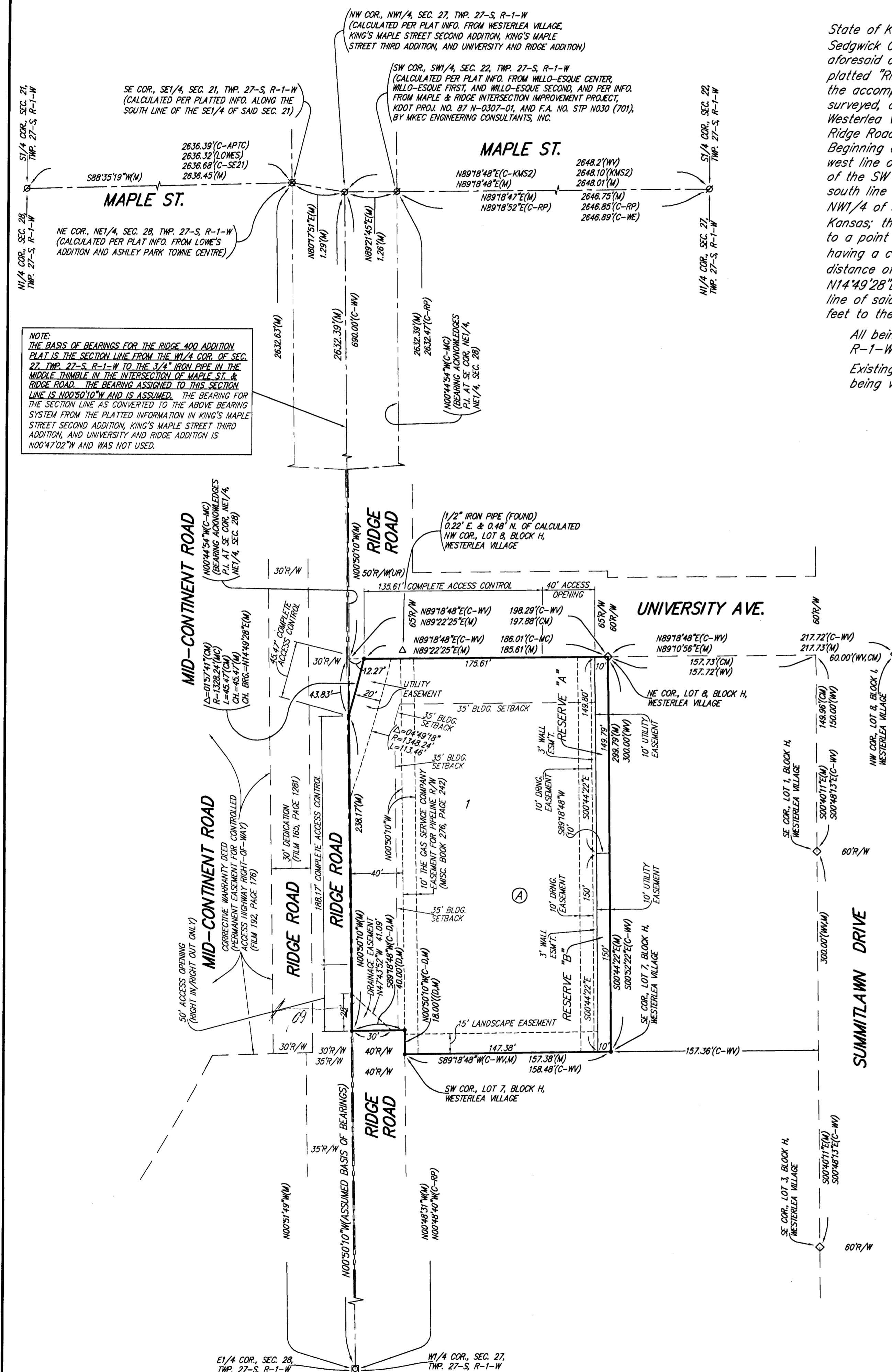
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊙ = 3/4" IRON PIPE IN THIMBLE (FOUND)
- ⊚ = #4 REBAR IN THIMBLE (FOUND)
- ⊛ = 1/2" IRON PIPE IN THIMBLE (FOUND)
- ⊜ = 3/4" IRON PIPE (FOUND)
- ⊝ = 1/2" IRON PIPE (FOUND)

- (M) = MEASURED
- (CM) = CALCULATED PER MEASURED INFO.
- (D) = DESCRIBED
- (C-D) = CALCULATED PER DESCRIBED INFO.
- (LONES) = PLATTED INFO PER LONE'S ADDITION
- (UR) = PLATTED INFO PER UNIVERSITY AND RIDGE ADDITION
- (C-ME) = CALCULATED PER WILLO-ESQUE PLATS FROM THE PLATS ALONG THE SOUTH LINE OF THE SE 1/4 OF SEC. 21, TWP. 27-S, R-1-W
- (C-RP) = CALCULATED PER MAPLE & RIDGE INTERSECTION IMPROVEMENT PLANS (ROOT PROJ. NO. 87 N-0307-01)
- (C-APTC) = CALCULATED PER ASHLEY PARK TOWNE CENTRE PLAT INFO.
- (W) = PLATTED INFO PER WESTERLEA VILLAGE
- (C-WV) = CALCULATED PER WESTERLEA VILLAGE
- (MC) = DESCRIBED PER MID-CONTINENT ROAD DESCRIPTION (FILM 192, PAGE 178)
- (C-MC) = CALCULATED PER MID-CONTINENT ROAD DESCRIPTION (FILM 192, PAGE 178)
- (KMS2) = PLATTED INFO PER KING'S MAPLE STREET SECOND ADDITION
- (C-KMS2) = CALCULATED PER KING'S MAPLE STREET SECOND ADDITION

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 IMPIDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

RACHEL ROSS  
NOTARY PUBLIC  
STATE OF KANSAS  
My App't. Exp. 02/07/2012

Baughman Company, P.A.  
315 Ellis St. Wichita, KS 67211 P 316262-7271 F 316262-0149  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE  
FLPLAT: RIDGE 400 ADDITION PLAT: RIDGE 400 DWG: MCG



NOTE: THE BASIS OF BEARINGS FOR THE RIDGE 400 ADDITION PLAT IS THE SECTION LINE FROM THE NW 1/4 COR. OF SEC. 27, TWP. 27-S, R-1-W TO THE 1/4" IRON PIPE IN THE MIDDLE THIMBLE IN THE INTERSECTION OF MAPLE ST. & RIDGE ROAD. THE BEARING ASSIGNED TO THIS SECTION LINE IS N00°50'10"W AND IS ASSUMED. THE BEARING FOR THE SECTION LINE AS CONVERTED TO THE ABOVE BEARING SYSTEM FROM THE PLATTED INFORMATION IN KING'S MAPLE STREET SECOND ADDITION, KING'S MAPLE STREET THIRD ADDITION, AND UNIVERSITY AND RIDGE ADDITION IS N00°47'02"W AND WAS NOT USED.