

FINAL TRACING REC'D 6.23.17

FINAL PLAT

KC RIDGE ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

A REPLAT OF LOT 4, DRAINAGE DEDICATION, RIDGE ROAD, RIDGE PLAZA ADDITION,
 AND ALSO LOTS 3 AND 4, RIDGE PLAZA 10TH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS

CERTIFICATE OF SURVEY

I, Curtis W. Luttrell, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "KC RIDGE ADDITION," an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and Street, the same being accurately set forth in the accompanying plat and described herein:

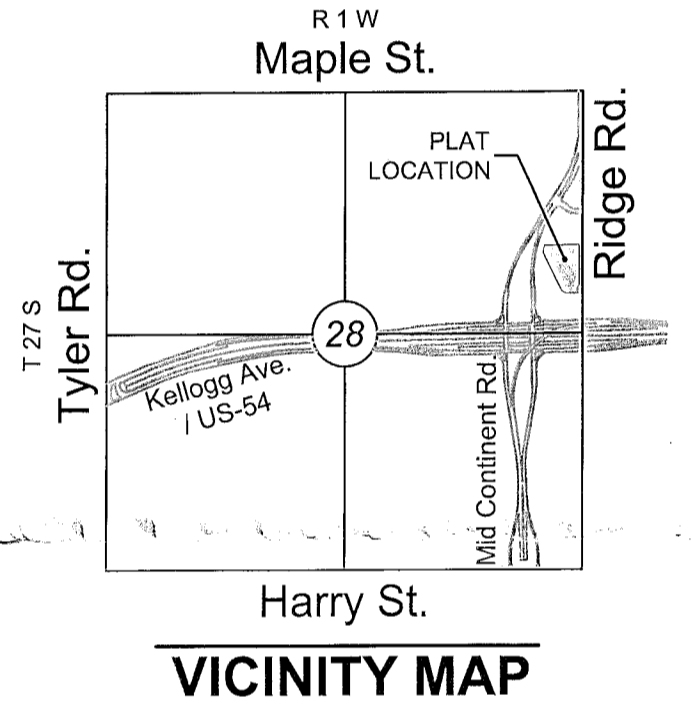
Lot 4, Ridge Plaza 3rd Addition, Wichita, Sedgwick County, Kansas, TOGETHER WITH that portion of vacated Ridge Road described as follows: Beginning at the northeast corner of Lot 4, Ridge Plaza 3rd Addition, Wichita, Sedgwick County, Kansas; thence east 25 feet along the north line of said Lot 4, extended east; thence south parallel with the east line of said Lot 4, 140 feet; thence west 25 feet; thence north 140 feet to the place of beginning, AND TOGETHER WITH, the west 25 feet of Ridge Road adjoining and abutting said Lot 4, not previously vacated. TOGETHER WITH, A tract of land lying in the a portion of a Drainage Dedication, Ridge Plaza 3rd Addition, Wichita, Kansas; said tract being more particularly described as follows: COMMENCING at the southeast corner of Lot 4, said addition, thence along the south line of said Lot 4 on a Kansas coordinate system of 1989 south zone grid bearing of S87°44'47"W, 63.67 feet to the POINT OF BEGINNING, said point being a point of curvature on said south line; thence continuing along the extended south line, S87°44'47"W, 47.83 feet to a point on a curve to the right; said curve having a radius of 75.00 feet, a central angle of 64°21'39", a chord bearing of N60°04'24"W, and a chord distance of 79.89 feet, thence along said curve to the right 84.25 feet; thence N27°53'34"W, 48.93 feet to a point of curvature on the west line of said Lot 4; said point being a non-tangent curve to the left; said curve having a radius of 152.23 feet, a central angle of 64°12'01", a chord bearing of S59°51'55"E, and a chord distance of 161.79 feet, thence along said non-tangent curve to the left distance of 170.57 feet to the POINT OF BEGINNING, TOGETHER WITH, Lots 3 and 4, Ridge Plaza 10th Addition, Wichita, Sedgwick County Kansas.

CONTAINS: 161,367 square feet or 3.70 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls, together with all easements retained by Vacation Order filed on Film 1041, Page 1472, together with all other public dedications within the above described property, are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ___ day of _____, 2017.

Curtis W. Luttrell, P.S. #1238
 MKEC Engineering, Inc. (CLS 39)
 411 North Webb Road
 Wichita, Kansas 67206



OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, and Street, the same to be known as "KC RIDGE ADDITION," an addition to Wichita, Sedgwick County, Kansas.

The street, Ridge Road, is hereby dedication to and for the use of the public.

Easements for the construction and maintenance of utilities, as indicated hereon, are hereby granted to the public. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the Public Works Department of the appropriate governing body.

All abutters rights of access to or from Eisenhower Airport Parkway and Kellogg Drive over and across the west and south lines of "KC RIDGE ADDITION," are hereby granted to the appropriate governing body as indicated hereon.

A drainage plan has been developed for this plat. All drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and shall remain unobstructed to allow for the conveyance of stormwater.

This plat shall comply with the recitals of the Ridge Plaza Community Unit Plan (DP-37) on file at the Wichita-Sedgwick County Planning Department.

Cinemas Associates, LLC,
 a Kansas limited liability company

_____, Managing Member

STATE OF TENNESSEE, KNOX COUNTY) ss:
 This instrument was acknowledged before me on ___ day of _____, 2017, by _____, Managing Member, of Cinemas Associates, LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Seal

Notary Public:
 print name
 My Term Expires: _____

SCALE: 1"=40'

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N27°53'34"W on the west line of KC Ridge Addition. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

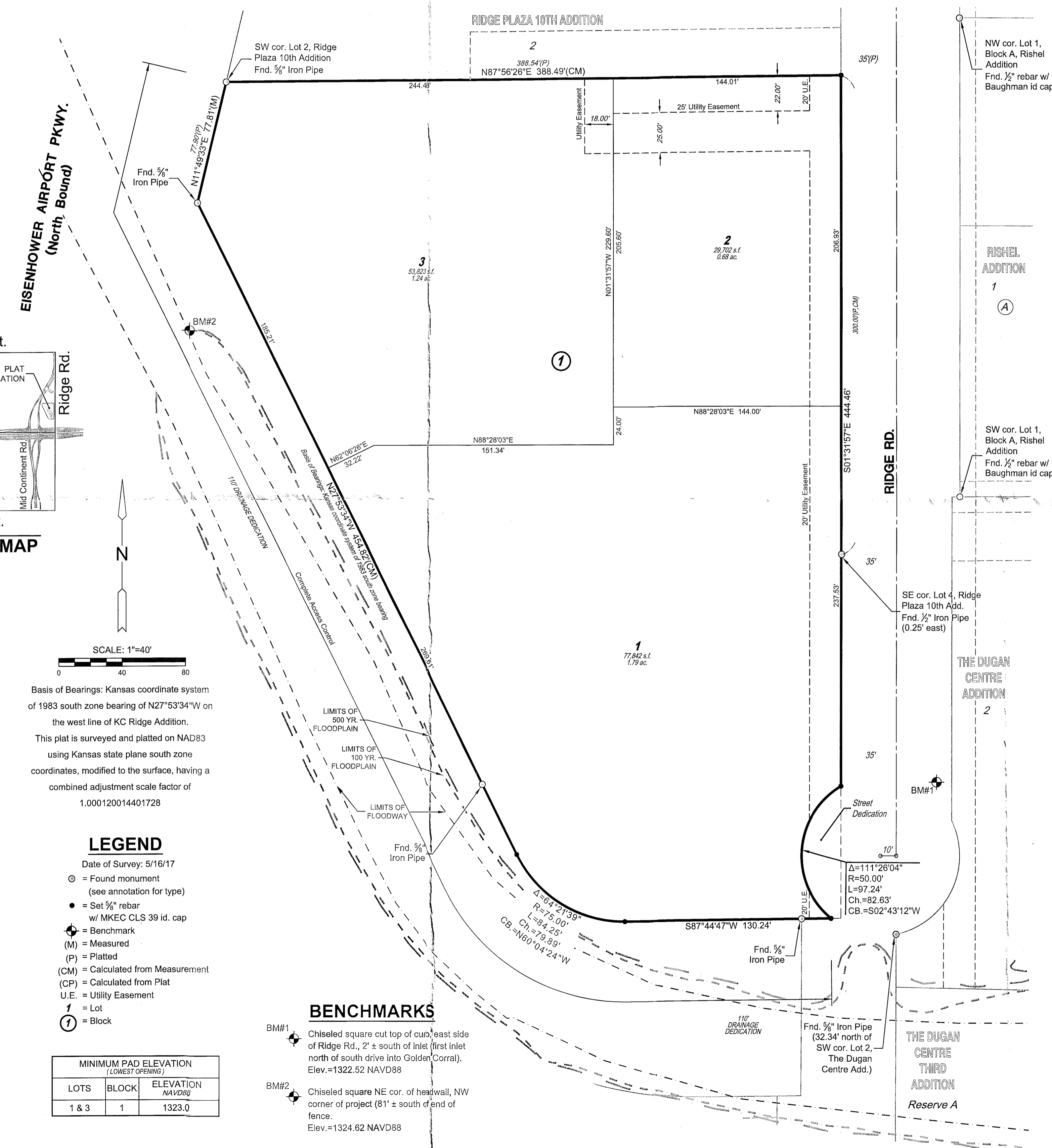
LEGEND

- Date of Survey: 5/16/17
- = Found monument (see annotation for type)
 - = Set 3/4" rebar w/ MKEC CLS 39 id. cap
 - ⊕ = Benchmark
 - (M) = Measured
 - (P) = Platted
 - (CM) = Calculated from Measurement
 - (CP) = Calculated from Plat
 - U.E. = Utility Easement
 - 1 = Lot
 - ① = Block

MINIMUM PAD ELEVATION (LOWEST OPENING)		
LOTS	BLOCK	ELEVATION (NAVD89)
1 & 3	1	1323.0

BENCHMARKS

- BM#1 Chiseled square cut top of curb, east side of Ridge Rd., 2' ± south of inlet (first inlet north of south drive into Golden Corral). Elev.=1322.52 NAVD89
- BM#2 Chiseled square NE cor. of headwall, NW corner of project (8'1" ± south of end of fence). Elev.=1324.62 NAVD89



PLANNING COMMISSION CERTIFICATE

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

Dated this ___ day of _____, 2017.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By _____
 David W. Foster, Chairman

Attest: _____
 Dale Miller, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this ___ day of _____, 2017.

At the direction of the City Council.

Jeff Longwell, Mayor

Attest: _____
 Karen Sublett, City Clerk

REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:
 This is to certify that this instrument was filed for record in the Register of Deeds office this ___ day of _____, 2017, at ___ o'clock ___ M; and is duly recorded.

Tonya E. Buckingham, Register of Deeds

Attest: _____
 Judy J. Paget, Deputy

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:
 Entered on transfer record this ___ day of _____, 2017.

Kelly B. Arnold, County Clerk

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:
 Reviewed in accordance with K.S.A. 58-2005 on this ___ day of _____, 2017.

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



SUB2017-0022 / KC Ridge Addition

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, 1226 CADWELL DRIVE, WICHITA, KS 67202-1728, TEL: 316.261.1728, FAX: 316.261.1729, WWW: WWW.WICHITAKANSASGOV.COM