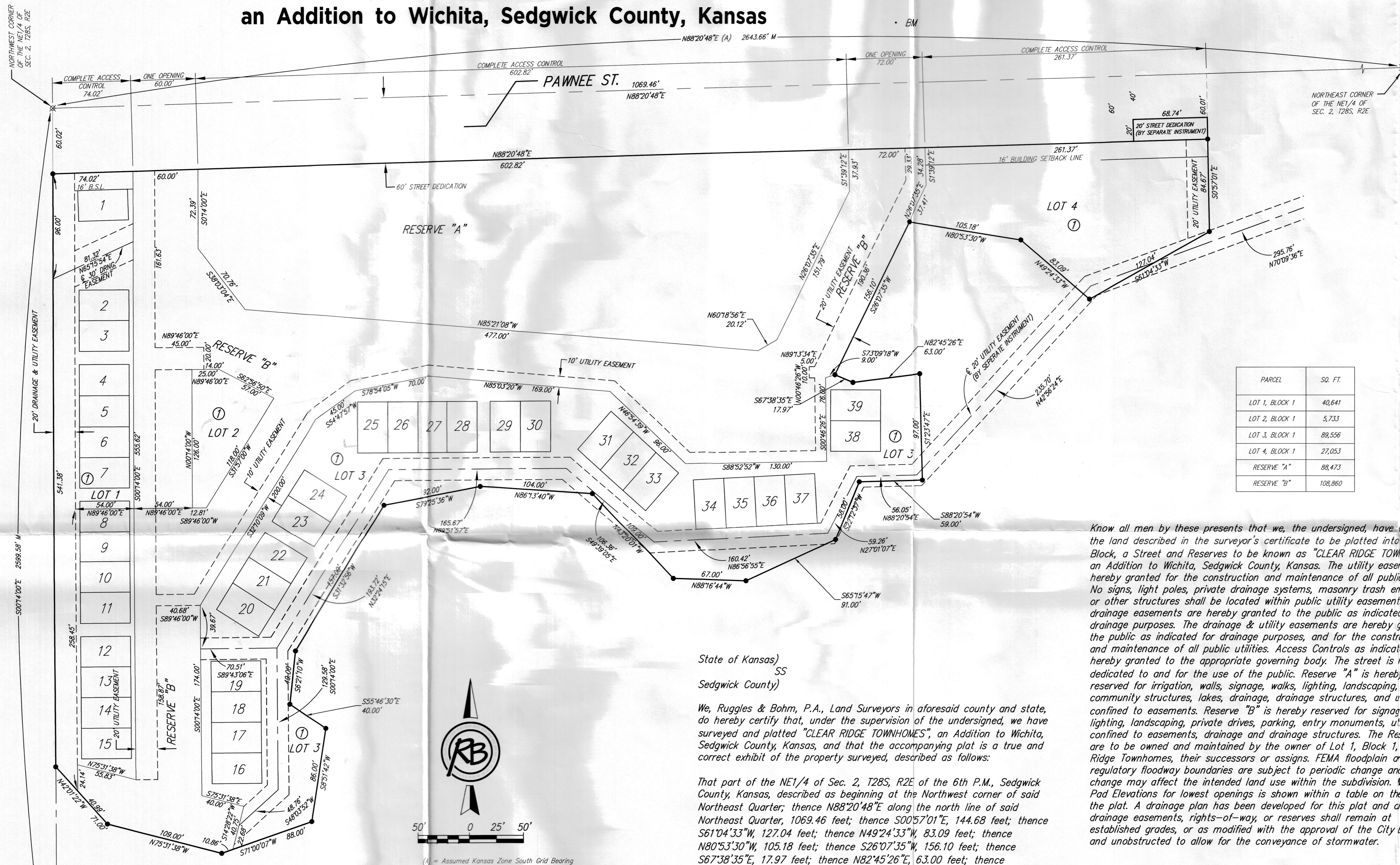


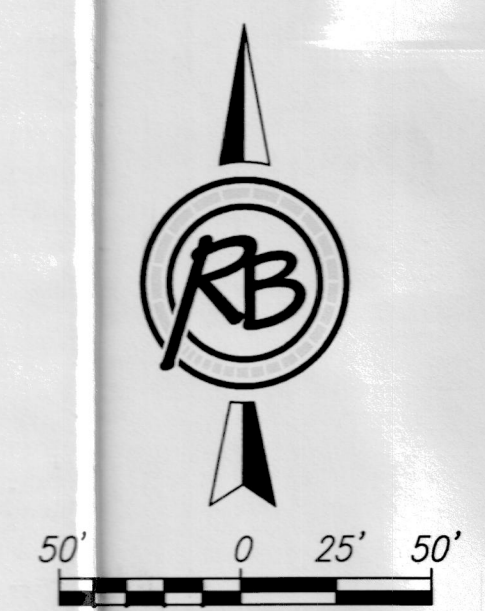
# CLEAR RIDGE TOWNHOMES

an Addition to Wichita, Sedgwick County, Kansas



PARCEL	SQ. FT.
LOT 1, BLOCK 1	40,641
LOT 2, BLOCK 1	5,733
LOT 3, BLOCK 1	88,556
LOT 4, BLOCK 1	27,053
RESERVE "A"	88,473
RESERVE "B"	108,860

BLOCK	LOT NO. / UNITS	ELEVATION (NAVD88)
1	1 & 3 / 1-19	1317.5
1	3 / 20-24	1317.0
1	3 / 25-30	1316.0
1	3 / 31-39	1314.0
1	4	1313.5



(A) = Assumed Kansas Zone South Grid Bearing  
 W = Measured  
 D = Described  
 B.S.L. = Building Setback Line

**SURVEY MARKER LEGEND**

- 1/2" REBAR WITH L.D. HIGH CAP (FOUND)
- 5/8" REBAR WITH CAP (FOUND - ORIGIN UNKNOWN)
- 1/2" REBAR W/RUGGLES & BOHM CAP (SET)

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UNIT LOCATION IS CONCEPTUAL AND IS ONLY FOR THE PURPOSE OF ESTABLISHING MINIMUM PAD ELEVATIONS. ANY REVISIONS MUST COMPLY WITH CITY CODE.

BENCH MARK: SRB BRASS DISC 340' W. & 50' S. OF THE CENTERLINE INTERSECTION PAWNEE AVENUE & 143RD STREET EAST. ELEVATION = 1315.65 (NAVD88, G124)

ON-SITE BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB ON THE SOUTH END OF THE MEDIAN OF BRONSTONE, 55' N. OF THE CENTERLINE OF PAWNEE, SIERRA HILLS 2ND ADDITION. ELEVATION = 1320.03 (NAVD88, G124)

**BUILDING SETBACKS:**  
There will be a zero building setback unless shown on the plat

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "CLEAR RIDGE TOWNHOMES", an Addition to Wichita, Sedgwick County, Kansas.

Garden Plain State Bank  
\_\_\_\_\_  
Patrick F. Walden, President/CEO

State of Kansas) SS  
 Sedgwick County)  
 The foregoing instrument acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Patrick F. Walden, President/CEO of Garden Plain State Bank, on behalf of the Bank.  
 \_\_\_\_\_, Notary Public  
 My appointment expires \_\_\_\_\_.

This plat of "CLEAR RIDGE TOWNHOMES", an Addition to 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 \_\_\_\_\_, 2016.  
 Wichita-Sedgwick County Metropolitan Area Planning Commission  
 \_\_\_\_\_ Chair  
 Carol Chapman Neugent  
 \_\_\_\_\_ Secretary  
 Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
 At the Direction of the City Council  
 \_\_\_\_\_ Mayor  
 Jeff Longwell  
 \_\_\_\_\_ City Clerk  
 Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
 \_\_\_\_\_ Deputy County Surveyor  
 Sedgwick County Kansas  
 Tricia L. Robello, LS #1246

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
 \_\_\_\_\_ County Clerk  
 Kelly B. Arnold

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 \_\_\_\_\_, 2016, at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and is duly recorded.

\_\_\_\_\_  
 Stephen G. Miller  
 \_\_\_\_\_  
 Sally E. Miller

State of Kansas) SS  
 Sedgwick County)  
 The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Stephen G. Miller and Sally E. Miller, husband and wife.  
 \_\_\_\_\_ Notary Public

State of Kansas) SS  
 Sedgwick County)

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "CLEAR RIDGE TOWNHOMES", an Addition to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

That part of the NE1/4 of Sec. 2, T28S, R2E of the 6th P.M., Sedgwick County, Kansas, described as beginning at the Northwest corner of said Northeast Quarter; thence N88°20'48"E along the north line of said Northeast Quarter, 1069.46 feet; thence S00°57'01"E, 144.68 feet; thence S61°04'33"W, 127.04 feet; thence N49°24'33"W, 83.09 feet; thence N80°53'30"W, 105.18 feet; thence S26°07'35"W, 156.10 feet; thence S67°38'35"E, 17.97 feet; thence N82°45'26"E, 63.00 feet; thence S01°23'47"E, 97.00 feet; thence S88°20'54"W, 59.00 feet; thence S22°12'37"W, 58.00 feet; thence S65°15'47"W, 91.00 feet; thence N88°16'44"W, 67.00 feet; thence N43°20'01"W, 109.00 feet; thence N86°13'40"W, 104.00 feet; thence S79°25'36"W, 92.00 feet; thence S31°32'56"W, 157.00 feet; thence S06°21'10"W, 49.00 feet; thence S55°46'30"E, 40.00 feet; thence S08°51'42"W, 86.00 feet; thence S71°00'07"W, 88.00 feet; thence N75°31'38"W, 109.00 feet; thence N42°01'22"W, 71.00 feet to the west line of said NE1/4; thence N00°14'00"W along said west line, 601.40 feet to the place of beginning.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

\_\_\_\_\_  
 Ruggles & Bohm, P.A.  
 William K. Clevenger, Land Surveyor

