

THE RANCH 2ND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D 8-12-19

CITY HALL - ENGINEERING
MAIL STOP 1-71
Arcefi Rosas
FOR YOUR FILES

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and
platted "THE RANCH 2ND", an Addition to Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as all of Lots 30 and 31, Block A, The
Ranch, an Addition to Wichita, Sedgwick County, Kansas, TOGETHER with all
of Reserve "B" and the north 35.00 feet of Reserve "F", all as platted in
said The Ranch.

Existing public easements, building setback lines,
dedications, and access controls, if any, being
vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the Northeast Quarter of
Section 12, Township 27 South, Range 2 East of the
Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

This plat of "THE RANCH 2ND", 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 _____, 2019.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Cindy Miles

_____, 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 _____, 2019.

_____, Mayor,
Jeff Longwell, City of Wichita

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2019.

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

Entered on transfer record this _____ day
of _____, 2019.

_____, County Clerk
Kelly B. Arnold

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2019 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

We, the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "THE RANCH
2ND", an Addition to Wichita, Sedgwick County, Kansas.

CrossFirst Bank

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____, 2019, by _____
_____ of CrossFirst Bank, on behalf of the bank.

_____, Notary Public

My App't. Exp. _____

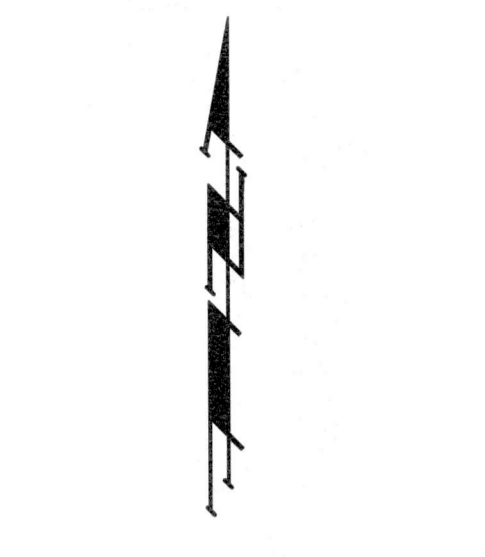
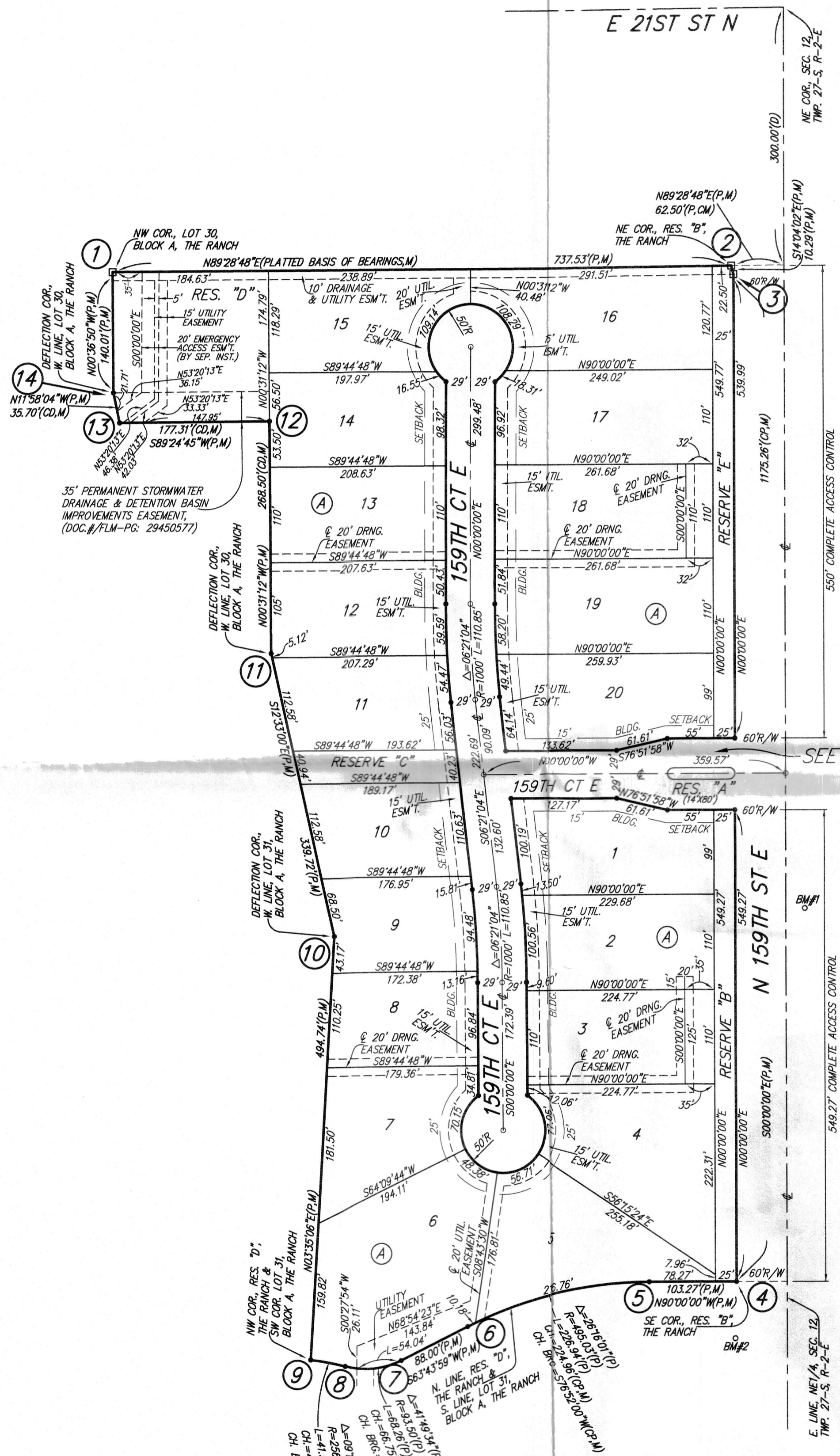
State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this _____ day of _____, 2019, by Kevin M. Mullen, President of
Ritchie Associates, Inc., Operating Manager of RBR Land LLC, a Kansas
limited liability company, on behalf of the limited liability company.

RBR Land LLC, a Kansas limited liability company

_____, Operating
Manager
Kevin M. Mullen, President of
Ritchie Associates, Inc.

_____, Notary Public

My App't. Exp. _____

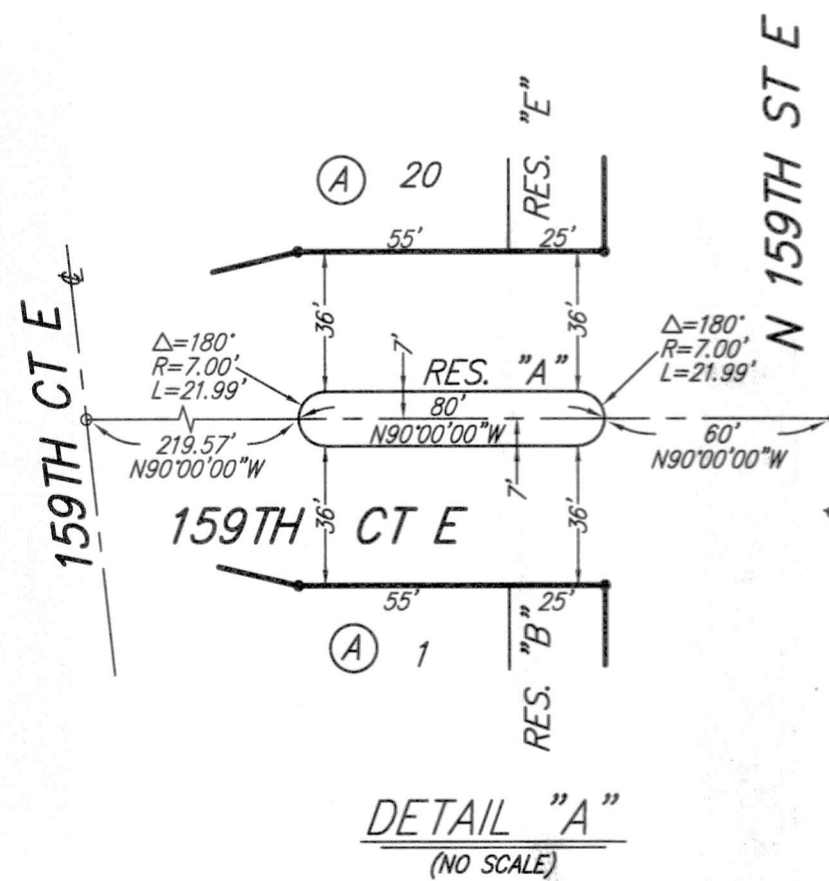


• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
□ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(CM) = CALCULATED FROM MEASURED INFO.
(CP) = CALCULATED FROM PLATTED INFO.
(CD) = CALCULATED FROM DESCRIBED INFO.

BENCHMARKS
BM#1 - CROSS CUT IN SQUARE CUT, SE COR. OF FIRST CATCH
BASIN SOUTH OF BROWNING AS DEDICATED IN QUAIL CROSSING
ADDITION, PHASE 2.
EAST SIDE OF N. 159TH ST. E., 27'4" W. & 277'4" N. OF THE
SW COR. LOT 66, BLOCK 2, QUAIL CROSSING ADDITION, PHASE 2.
22.6' EAST OF & N. 159TH ST. E.
ELEV. = 1369.19 NAVD88
BM#2 - CROSS CUT IN SQUARE CUT ON TOP OF CURB, CENTER
OF NOSE OF EAST END OF EAST ISLAND IN THE ROCKHILL ST.
ENTRANCE TO THE RANCH.
ELEV. = 1369.03 NAVD88

LOT	BLOCK	ELEVATION NAVD88
9-15	A	1362.5
6-8	A	1360.0



DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All
drainage easements, rights-of-way, and reserves shall remain at
established grades (unless modified with the approval of the City
Engineer) and shall be unobstructed to allow for the conveyance of
stormwater in accordance with the Stormwater Manual. The
maintenance of all drainways and drainage facilities in backyard
drainage easements and reserves shall be the responsibility of the
property owner, and shall be enforced by the Homeowners' Association
and be provided for in the Homeowners' Association covenants.