

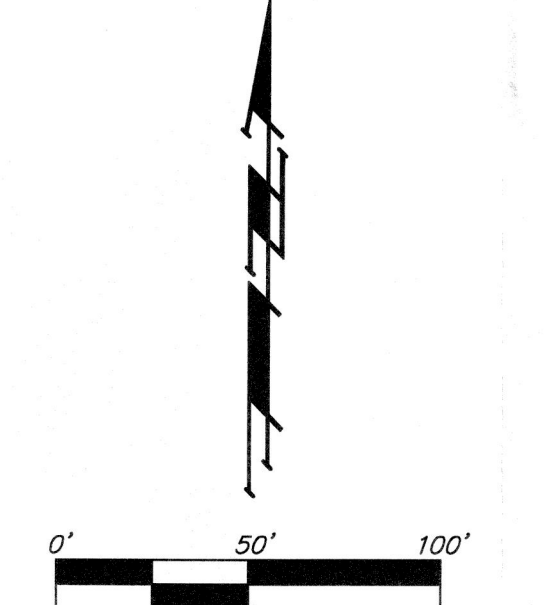
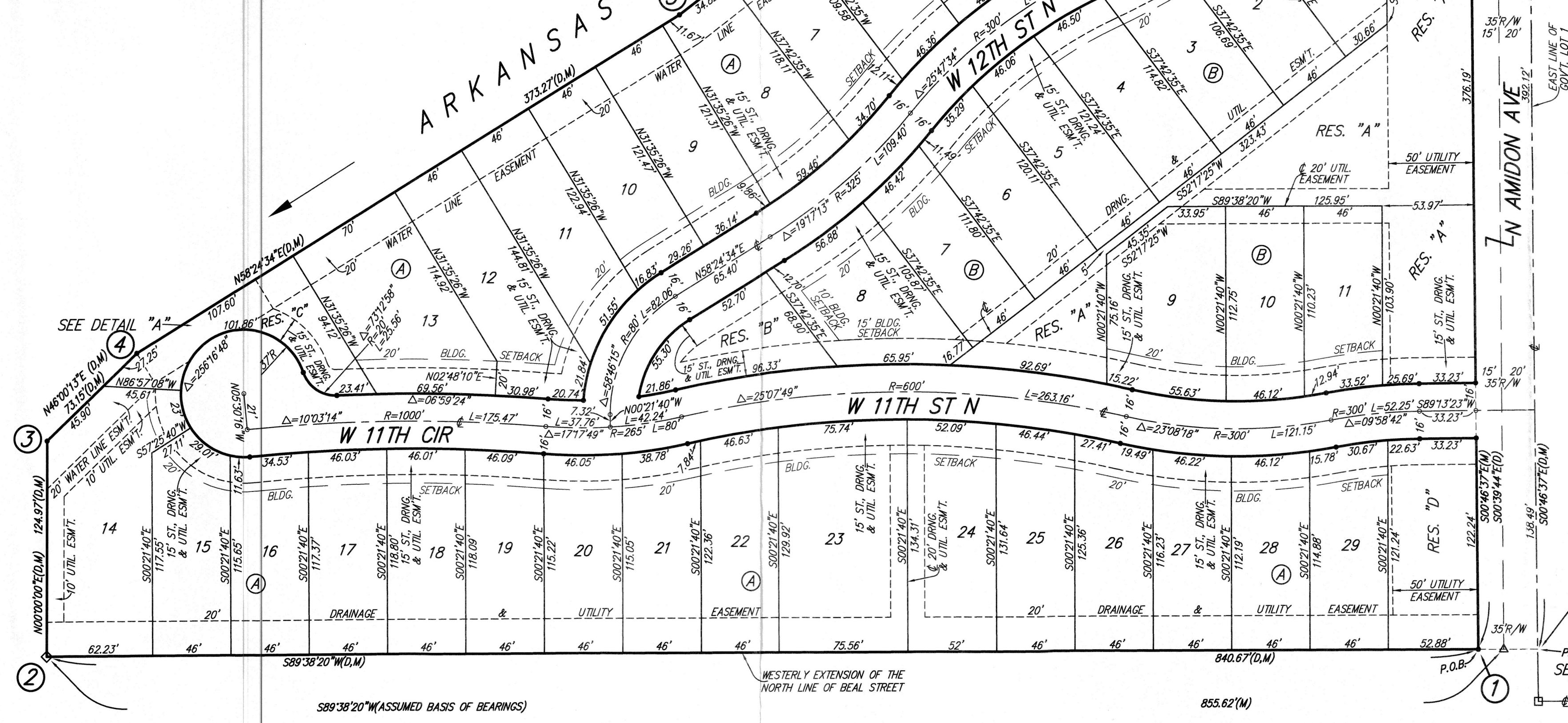
RIVERSIDE PATIO HOMES ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves, to be known as "RIVERSIDE PATIO HOMES ADDITION" Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes, and for the construction and maintenance of all public utilities. The water line easements are hereby granted to the public as indicated for the construction and maintenance of water line systems and related appurtenances. The street, drainage, and utility easements are hereby granted to the public as indicated for street purposes, for drainage purposes, and for the construction and maintenance of all public utilities. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department. Each lot where abutting and adjoining another zero lot line lot within this plat shall provide a 3.5 foot maintenance and access easement for the benefit of the adjoining owner(s), their successors and assigns, and/or their agents, and emergency personnel. The maintenance and access easements are hereby platted for the purpose of pedestrian emergency access, construction, maintenance, the extension of the footings and a 2 foot overhang of the structure onto the adjoining lot. Opposite of the zero lot line the minimum side yard setback shall be 6 feet. The residences with the 6 foot side yard setback may be constructed without a fire separation, but only window well and roof encroachments are permitted into the side yard, moreover, no building cantilevers or equipment are permitted in the side yard and sight restrictions shall be maintained on the windows. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, recreational areas, sidewalks, berms, entry monuments, signage, community amenities, community parking stalls, streets as confined to easements, and utilities as confined to easements. Reserve "B" is hereby reserved for open space, landscaping, drainage purposes, recreational areas, sidewalks, berms, community amenities, streets as confined to easement, and utilities as confined to easements. Reserves "A", "B", "C", and "D" shall be owned and maintained by the homeowners association for the addition. No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within Reserves "A", "B", "C", and "D". The berms cannot impact access to or bury manholes or water valves or meters. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

State of Kansas) SS We, *Baughman Company, P.A.*, Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "RIVERSIDE PATIO HOMES ADDITION", 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 Government Lot 1, in the Northwest Quarter of Section 18, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, lying North of the extended North line of Beal Avenue, now 11th Street and West line of Amidon Avenue, as said avenues were platted in Riverside Addition to Wichita, the intersection of the extended North line of said Beal Avenue, now 11th Street and the West line of said Amidon Avenue being the Point of Commencement; thence West along the North line of Beal Ave, 35.00 feet to the Point of Beginning, thence continuing along the North line of Beal Ave, S89°38'20"W, 840.67 feet; thence N00°00'00"E, 124.97 feet; thence N46°00'13"E, 73.15 feet; thence S37°42'35"E, 81.99 feet; thence N52°17'25"E, 372.56 feet; thence S37°42'35"E, 81.99 feet; thence N89°20'35"E, 119.06 feet to a point 35.00 feet West of the centerline of Amidon Ave.; thence S00°39'44"E parallel with and 35.00 feet West of the centerline of Amidon Ave., 530.43 feet to the point of beginning. TOGETHER with that part of said Government Lot 1 described as follows: Commencing at the intersection of the extended North line of said Beal Avenue, now 11th Street and the West line of said Amidon Avenue; thence West along the North line of Beal Ave, S89°38'20"W, 840.67 feet; thence N00°00'00"E, 124.97 feet; thence N46°00'13"E, 73.15 feet; thence N58°24'34"E, 373.27 feet; thence N89°20'35"E, 12.90 feet for a point of beginning; thence N00°46'37"W, 23.21 feet to the point of curvature of a tangent curve to the right; thence northerly, northeasterly, and easterly coincident with said curve, having a central angle of 90°07'11" and a radius of 91.00 feet, an arc distance of 143.13 feet, (having a chord length of 128.83 feet bearing N44°16'59"E), to the point of tangency of said curve; thence N89°20'35"E, 48.91 feet to the intersection with the west line of said Amidon Avenue as platted in said Riverside Addition; thence S00°46'37"E coincident with the the west line of said Amidon Avenue, 32.00 feet; thence S89°36'09"W, 48.97 feet to the point of curvature of a tangent curve to the left; thence westerly, southwesterly, and southerly coincident with said curve, having a central angle of 90°07'11" and a radius of 59.00 feet, an arc distance of 92.80 feet, (having a chord length of 83.53 feet bearing N44°16'59"E), to the point of tangency of said curve; thence S00°46'37"E, 23.28 feet; thence S89°20'35"W, 32.00 feet to the point of beginning, subject to road rights-of-way of record.

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

Michael G. Conroy, P.S. #971, Surveyor



• = #4 REBAR W/ "BAUGHMAN" SET (SET)
○ = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
△ = #4 REBAR W/ "AIR CAPITAL LS" CAP (FOUND)
□ = #5 REBAR IN THIMBLE W/ "MKEC" (FOUND)

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

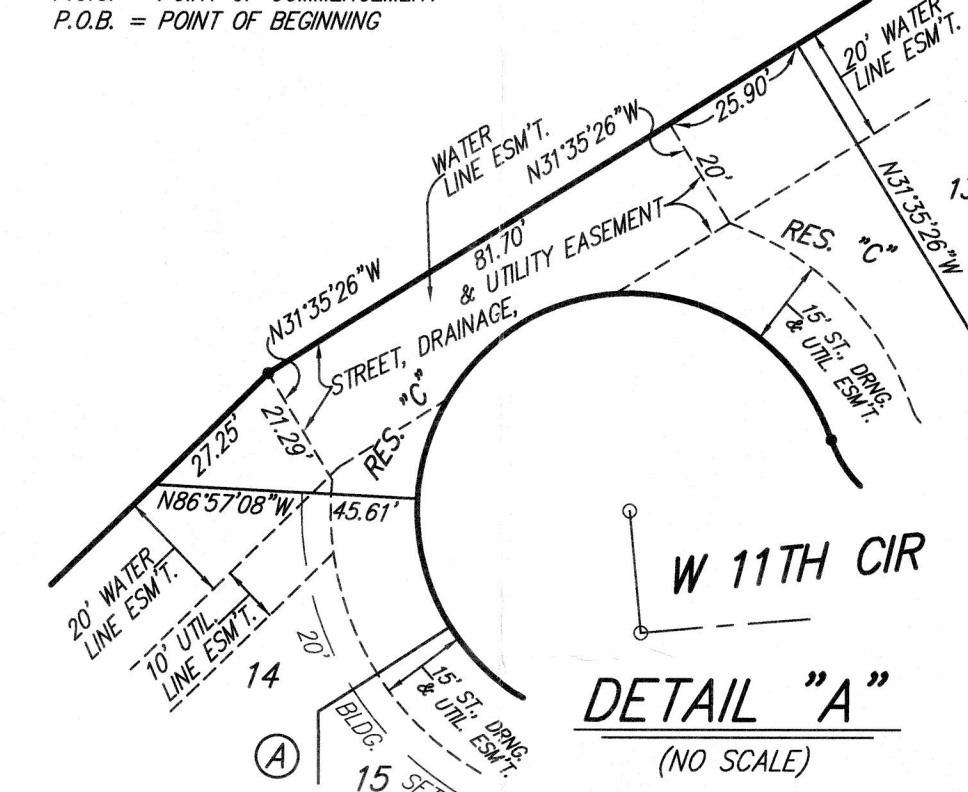
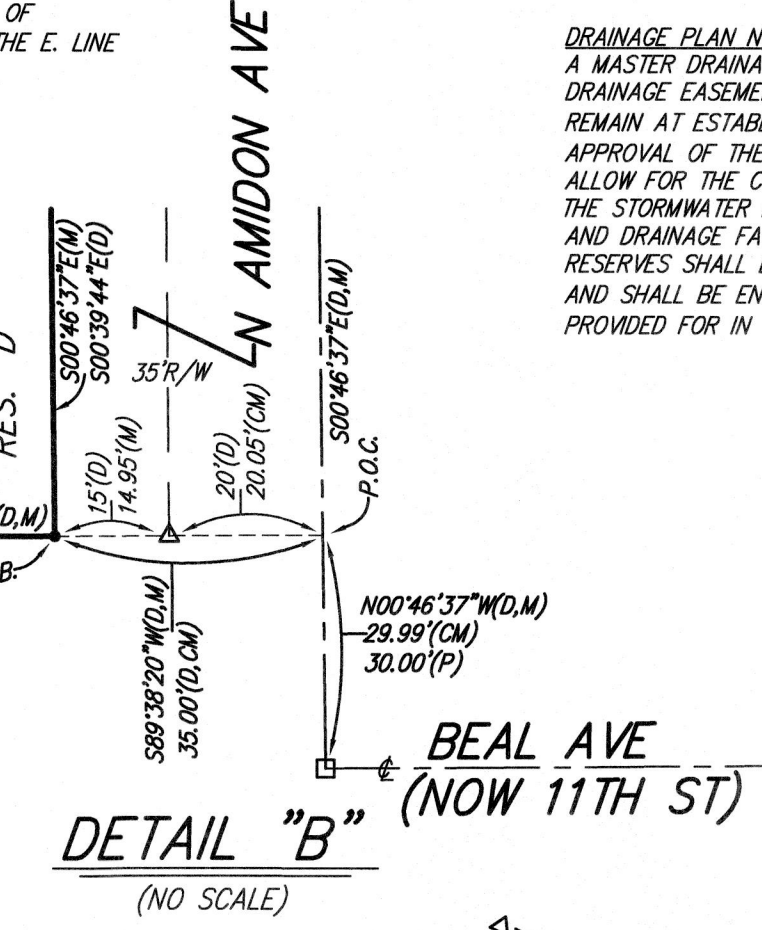
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

BENCHMARKS:

BENCHMARK #1:
CROWN FOOT CUT IN TOP OF CURB NEAR FIRE HYDRANT ON AMIDON AT NE CORNER OF 11TH ST & AMIDON, 10.6' W & 20.5' E. OF THE S.C. RESERVE "D", RIVERSIDE PATIO HOMES ADDITION. ELEV. = 1306.93 NAVD88

BENCHMARK #2:
CHISELED SQUARE IN NW CORNER OF TRANSFORMER PAD, 101.5' N. OF THE INTERSECTION OF THE N. LINE OF 12TH ST N WITH THE E. LINE OF GOVERNMENT LOT 1 & 20.7' W. OF THE E. LINE OF GOVERNMENT LOT 1. ELEV. = 1308.23 NAVD88

LOT	BLOCK	ELEVATION
1-14	A	NAV88B
		1306.0



MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES

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 DRAINAGEWAYS AND DRAINAGE FACILITIES IN BACKYARD DRAINAGE EASEMENTS AND RESERVES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SHALL BE ENFORCED BY THE HOMEOWNER'S ASSOCIATION AND BE PROVIDED FOR IN THE HOMEOWNER'S ASSOCIATION COVENANTS.

POINT ON SECTION LINE, NORTHEAST PROPERTY CORNER AS DESCRIBED IN QUILCLAIM DEED TO THE CITY OF WICHITA, (FILM-PG 29843683).

This plat of "RIVERSIDE PATIO HOMES 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 _____, 2021.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Cha
Michael C. Greene
_____, Secretary
Scott A. Wade

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2021.

_____, Mayor,
Brandon J. Whipple, City of Wichita
_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2021.

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

Entered on transfer record this _____ day of _____, 2021.

_____, County Clerk
Kelly B. Arnold

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 _____, 2021 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

We, the undersigned holders of mortgages on the above described property, do hereby consent to this plat of "RIVERSIDE PATIO HOMES ADDITION", Wichita, Sedgwick County, Kansas.
Chisholm Trail State Bank

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2021, by _____ of Chisholm Trail State Bank, on behalf of the bank.

_____, Notary Public

My App't. Exp. _____

Riverside 11, LLC,
a Kansas limited liability company

_____, Manager
Jerry Jones

_____, Manager
David C. Burk

City of Wichita, Kansas, a municipal corporation

_____, Mayor
Brandon J. Whipple, City of Wichita

ATTEST: _____, City Clerk
Karen Sublett

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2021, by Jerry Jones, Manager of Riverside 11, LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp. _____

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2021, by David C. Burk, Manager of Riverside 11, LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp. _____

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2021, by Brandon J. Whipple, Mayor of the City of Wichita, Kansas, a municipal corporation, on behalf of the corporation.

_____, Notary Public

My App't. Exp. _____

FINAL TRACING REC'D
1-26-21

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