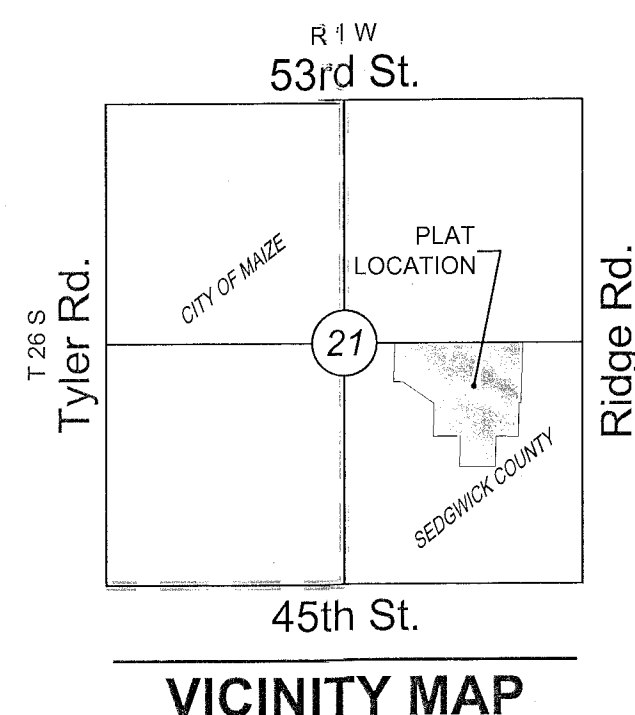
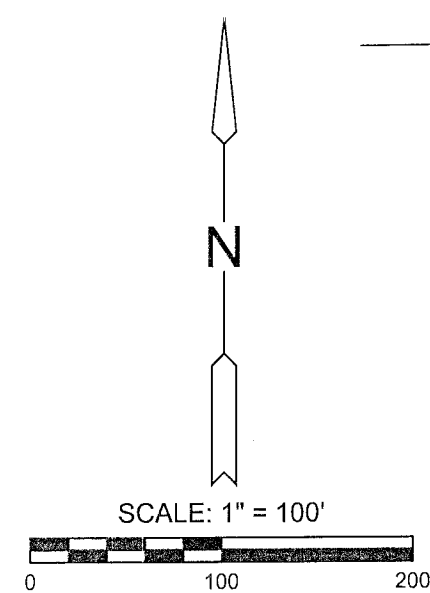


Bay Ridge Second Addition (SUB2021-00048)



NW Cor., SE 1/4, Sec. 21, T26S, R1W, 6th P.M. Fnd. 1/2" Bar w/ R&B id cap



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N86°57'13"E on the north line of the Northwest Quarter, of Southeast Quarter, Section 21, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas. 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

FLOODWAY NOTE:

FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Portions of the land within the plat boundaries are encumbered with a floodplain at the time of final plating. No permanent buildings shall be constructed within the floodway reserve easement, nor any fill, change in grade, creation of channel, or other work be carried on without the written permission of the Floodplain Manager. For further information, see current applicable FEMA Flood Insurance Rate Maps (FIRM). See the drainage plan/report on file with Sedgwick County for the base flood elevations and floodway/floodplain delineations.

BUILDING PROVISIONS/RESTRICTIONS:

- A permanent sign shall be erected on the south end of the bridge located on Lot 5 with arrows pointing to the east stating the following: Unrated Bridge - For Emergency Access Use East Loop.
- The undersigned owners agree to covenant that no more than one separately owned residence shall be allowed on each lot and that such lots are prohibited from further splitting their properties into additional parcels.
- Prior to the issuance of a building permit on Lots 1, 3, and/or 4, a permanent fire accessible turnaround shall be constructed upon or in close proximity to the common lot lines of Lots 3 and 4 or Lots 1 and 2. Said fire accessible turnaround shall be built to the standard of the Acceptable Alternative to the 120' Hammerhead as per Figure D103.1 Dead-End Fire Apparatus Access Road Turnaround of Appendix D of the International Fire Code.
- South of said fire accessible turnaround, the private road shall be built to the following standard: 28-foot wide all-weather road.
- Access to Lots 1 and 2 shall be via a 14-foot wide service drive and shall adhere to the service drive requirements of Chapter 12, Article III of the Sedgwick County Code.

1/2

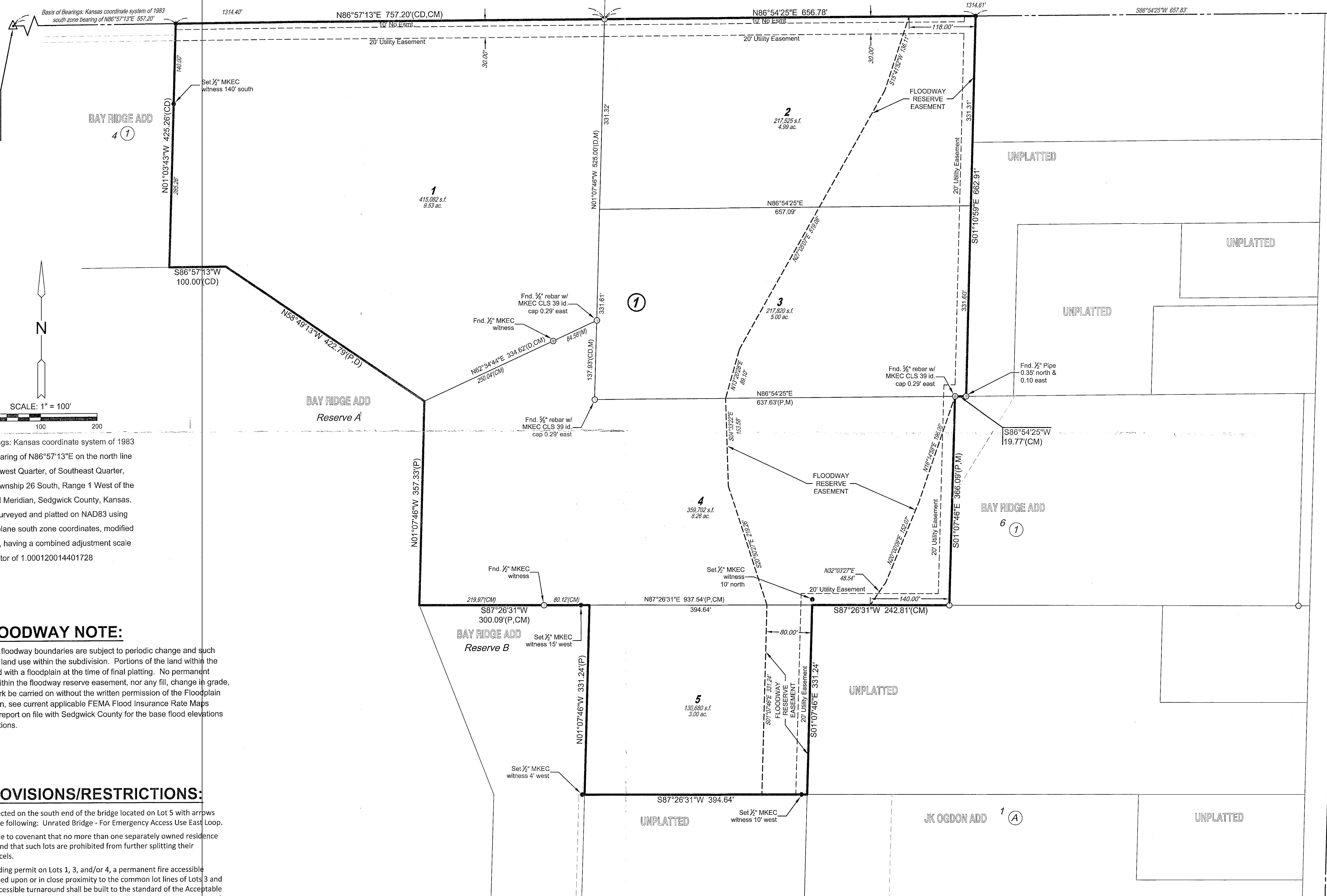
FINAL TRACING REC'D
RECEIVED MAY 16 2022

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

FINAL PLAT
BAY RIDGE SECOND ADDITION

AN ADDITION TO SEDGWICK COUNTY, KANSAS
a replat of a portion of Lot 4, and all of Lot 5, Block 1, Bay Ridge Addition, an addition to Sedgwick County, Kansas, Together with, unplatted portions lying in the Northeast Quarter of the Southeast Quarter of Section 21, Township 26 South, Range 1 West, of the 6th Principal Meridian, Sedgwick County, Kansas.

UNPLATTED



MINIMUM PAD ELEVATIONS TO WEST OPENINGS		
LOTS Inclusive	BLOCK	ELEVATION NAVD 88
1 & 2	1	1341.5
3	1	1341.1
4	1	1341.0
5	1	1340.7

NE Cor., SE 1/4, Sec. 21, T26S, R1W, 6th P.M. Fnd. 1/2" Bar w/ no id cap

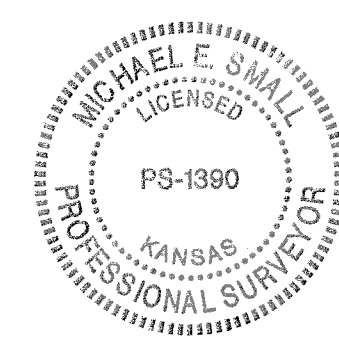
LEGEND

Date of Survey: 1/12/2021

- △ = Section Corner Monument Found
- ⊙ = Found 1/2" rebar w/ MKEC CLS 39 or see annotation for type
- = Set 1/2" rebar w/ MKEC CLS 39 or see annotation for type
- ⊕ = Benchmark
- (M) = Measured
- (D) = Described
- (P) = Platted
- (CM) = Calculated from Measured
- (CD) = Calculated from Described
- 1 = Lot
- ① = Block

NOTE

A Mutual Ingress/Egress Easement is filed with Sedgwick County Register of Deeds providing proof and conditions for access, to Lots 1, 2, 3, and



BENCHMARK

BM#1 Square Cut top of the north end of parking bumper at the north end of concrete parking area, 50' South and 33.5' east of an 1/2" rebar with MKEC witness id cap along the south line of Bay Ridge Second Addition.

Elev.=1340.03 NAVD88

SE Cor., SE 1/4, Sec. 21, T26S, R1W, 6th P.M. Fnd. 1/2" Bar w/ no id cap



FINAL PLAT BAY RIDGE SECOND ADDITION AN ADDITION TO SEDGWICK COUNTY, KANSAS

a replat of a portion of Lot 4, and all of Lot 5, Block 1, Bay Ridge Addition, an addition to Sedgwick County, Kansas, Together with, unplatted portions lying in the Northeast Quarter of the Southeast Quarter of Section 21, Township 26 South, Range 1 West, of the 6th Principal Meridian, Sedgwick County, Kansas.

CERTIFICATE OF SURVEY

I, Michael E. Small, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "BAY RIDGE SECOND ADDITION" an addition to Sedgwick County, Kansas, into Lots and a Block, the same being accurately set forth in the accompanying plat and described herein:

Parcel 1

The East 100 feet of Lot 4 and a tract of land lying in a portion of Lot 5, Block 1, Bay Ridge Addition, an addition to Sedgwick County, Kansas, being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 5; thence along the north line of said Lot 5 on a platted bearing of N86°57'13"E, 657.20 feet to the northeast corner of said Lot 5; thence along the east line of said Lot 5, S01°07'46"E, 525.00 feet; thence S62°34'44"W, 334.62 feet to a point on a southwesterly line of said Lot 5; thence along said southwesterly line, N58°49'13"W, 422.79 feet to a point on the west most line of said Lot 5; thence along said west most line, N01°03'43"W, 425.26 feet to the POINT OF BEGINNING,

TOGETHER WITH,

Parcel 2

Lot 5, Block 1, Bay Ridge Addition, an addition to Sedgwick County, Kansas, EXCEPT, A tract of land lying in a portion of said Lot 5, being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 5; thence along the north line of said Lot 5 on a platted bearing of N86°57'13"E, 657.20 feet to the northeast corner of said Lot 5; thence along the east line of said Lot 5, S01°07'46"E, 525.00 feet; thence S62°34'44"W, 334.62 feet to a point on a southwesterly line of said Lot 5; thence along said southwesterly line, N58°49'13"W, 422.79 feet to a point on the west most line of said Lot 5; thence along said west most line, N01°03'43"W, 425.26 feet to the POINT OF BEGINNING,

TOGETHER WITH,

Parcel 3

The West Half of the north 20 acres of the Northeast Quarter of the Southeast Quarter of Section 21, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas,

TOGETHER WITH,

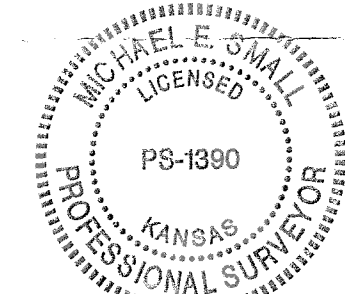
Parcel 4

The west 3 acres of the south 10 acres of the Northeast Quarter of the Southeast Quarter of Section 21, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

All streets, easements, rights-of-way, building setbacks, access controls; together with an Utility Easement recorded on Film 2041 Page 610; together with an Utility Easement recorded on Film 2041 Page 61; together with an Utility Easement recorded on Film 2069 Page 990; together with a Floodway Reserve Easement recorded on Doc.#/Film-Pg: 28840599; 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 _____, 2022.

Michael E. Small, P.S. #1390
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 and a Block, the same to be known as "BAY RIDGE SECOND ADDITION" an addition to Sedgwick County, Kansas.

Easements for the construction and maintenance of drainage, utilities, and sanitary sewer, as indicated hereon or if any, are hereby granted to the public. Easements by separate instrument shall be obtained for the extension of utilities to service lots with the design and construction of said infrastructure.

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 County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. Lots 1, 2, 3, 4, and 5, Block 1 are required to adhere to the minimum pad elevation(s) as per the "Minimum Pad Elevations" table shown hereon (Page 1 of 2).

FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Portions of the land within the plat boundaries are encumbered with a floodplain at the time of final platting. No permanent buildings shall be constructed within the floodway reserve easement, nor any fill, change in grade, creation of channel, or other work be carried on without the written permission of the Floodplain Manager. For further information, see current applicable FEMA Flood Insurance Rate Maps (FIRM). See the drainage plan/report on file with Sedgwick County for the base flood elevations and floodway/floodplain delineations.

The property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the County Engineer's office.

as to Parcel 1

The Brenda S. Fleming Revocable Trust
dated May 8, 2015

Brenda S. Fleming, Trustee

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on ____ day of _____, 2022, by Brenda S. Fleming, Trustee of The Brenda S. Fleming Revocable Trust dated May 8, 2015.

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

_____, Notary Public:

My Term Expires: _____

OWNER'S CERTIFICATE (cont.)

as to Parcel 2

Reginald V. Boothe, Husband

Nancy J. Boothe, Wife

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on ____ day of _____, 2022, by Reginald V. Boothe and Nancy J. Boothe, Husband and Wife.

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

_____, Notary Public:

My Term Expires: _____

as to Parcel 3

David A. Mitchell, Husband

Heidi G. Mitchell, Wife

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on ____ day of _____, 2022, by David A. Mitchell and Heidi G. Mitchell, Husband and Wife.

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

_____, Notary Public:

My Term Expires: _____

as to Parcel 4

Bay Ridge, LLC
a Kansas limited liability company

Reginald V. Boothe, Member

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on ____ day of _____, 2022, by Reginald V. Boothe, Member of Bay Ridge, 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.
Affix Seal

_____, Notary Public:

My Term Expires: _____

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 _____, 2022, at _____ o'clock ____M; and is duly recorded.

Tonya E. Buckingham, Register of Deeds

Attest:

Kenly Zehring, Deputy

PLANNING COMMISSION CERTIFICATE

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

Dated this ____ day of _____, 202__.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By _____
William M. Johnson, Chair

Attest:

Scott A. Wadle, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the Board of County Commissioners of Sedgwick County, Kansas dated this ____ day of _____, 2022.

David T. Dennis, Chairperson
Third District
Sedgwick County Board of Commissioners

Attest:

Kelly B. Arnold, County Clerk

As to lying within the three-mile ring of the City of Wichita:
This plat approved and all dedications shown hereon, accepted by the governing body of the City of Wichita, Kansas dated this ____ day of _____, 2022.

At the direction of the City Council.

Brandon J. Whipple, Mayor

Attest:

Karen Sublett, City Clerk

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

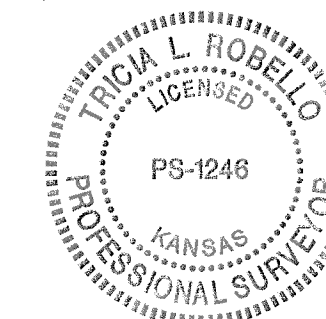
Entered on transfer record this ____ day of _____, 2022.

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 _____, 2022.



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

