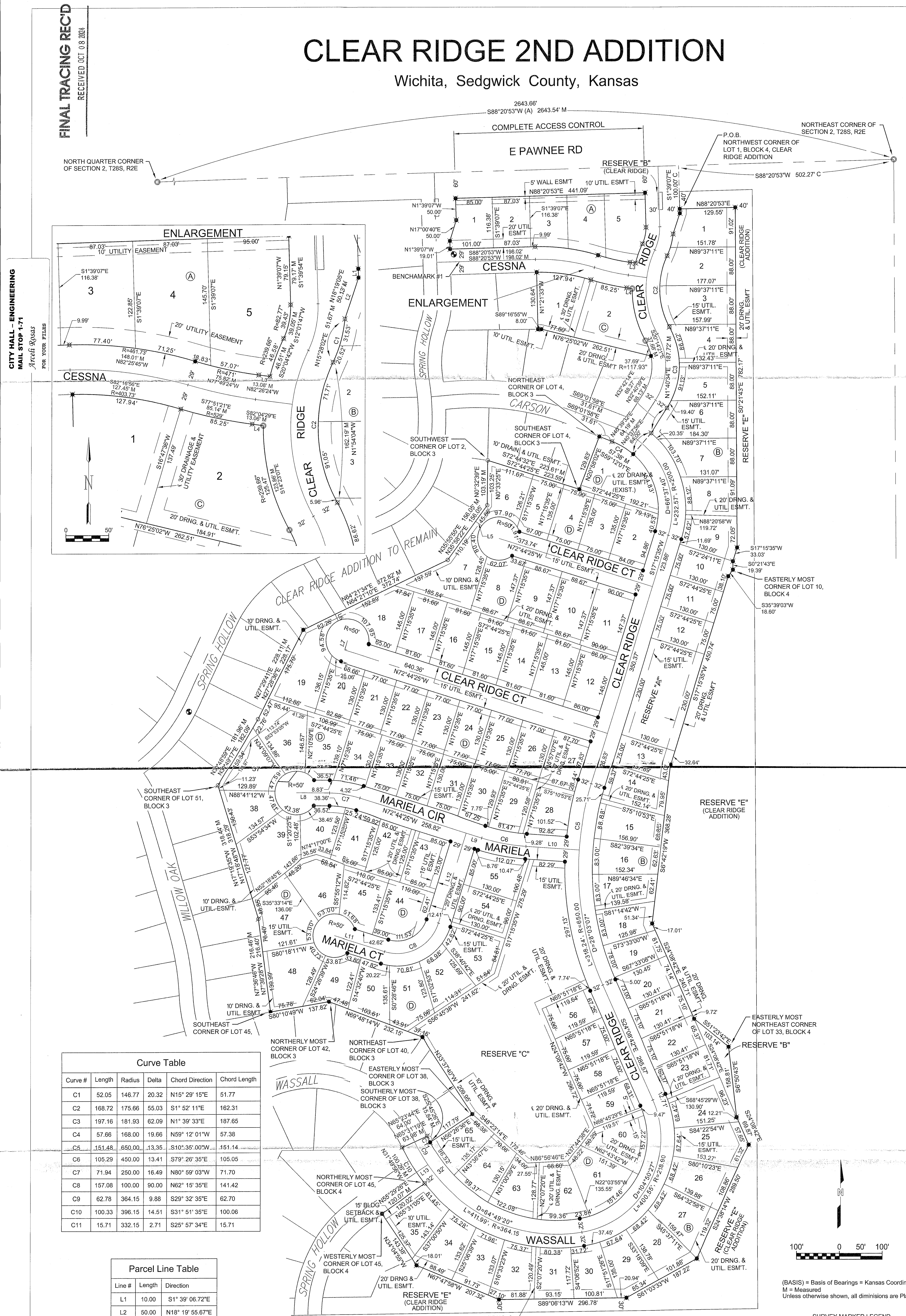


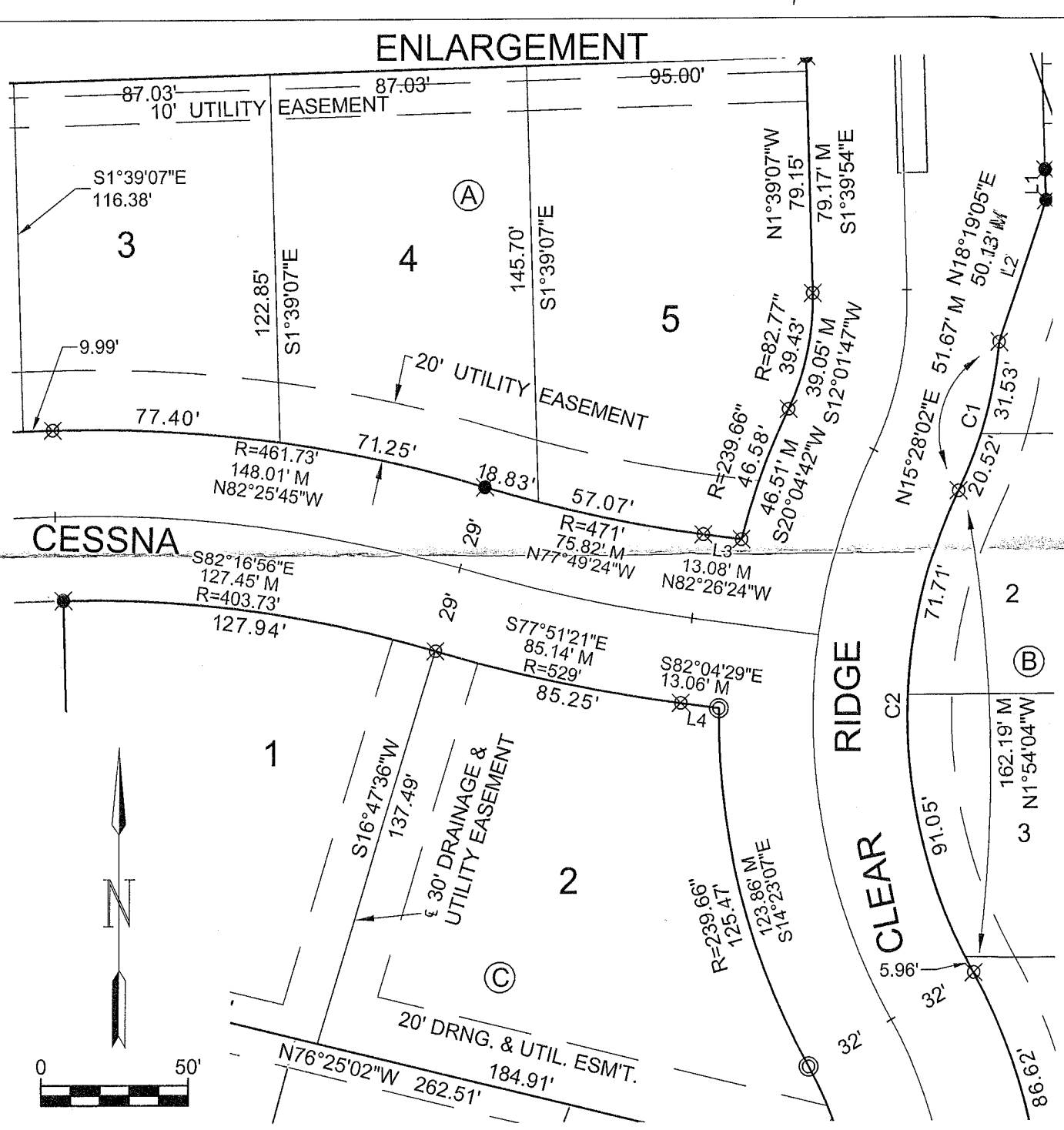
CLEAR RIDGE 2ND ADDITION

Wichita, Sedgwick County, Kansas

FINAL TRACING RECD
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Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	52.05	146.77	20.32	N15° 29' 15"E	51.77
C2	188.72	175.66	55.03	S1° 52' 11"E	162.31
C3	197.16	181.93	62.09	N1° 39' 33"E	187.85
C4	57.68	168.00	19.66	N59° 12' 01"W	57.38
C5	151.48	650.00	13.35	S10° 35' 00"W	151.14
C6	105.29	450.00	13.41	S79° 28' 35"E	105.05
C7	71.94	250.00	16.49	N80° 59' 03"W	71.70
C8	157.08	100.00	90.00	N62° 15' 35"E	141.42
C9	62.78	364.15	9.88	S29° 32' 35"E	62.70
C10	100.33	396.15	14.51	S31° 51' 35"E	100.06
C11	15.71	332.15	2.71	S25° 57' 34"E	15.71

Line #	Length	Direction
L1	10.00	S1° 39' 06.72"E
L2	50.00	N18° 19' 55.67"E
L3	13.08	N82° 26' 24.09"W
L4	13.08	N82° 26' 24.09"W
L5	17.54	N54° 01' 38.01"W
L6	16.78	S25° 38' 50.35"E
L7	21.00	S17° 15' 35.46"W
L8	77.31	N89° 15' 42.41"W
L9	37.76	S72° 44' 24.54"E
L10	124.18	N86° 08' 45.28"W
L11	122.35	S72° 44' 24.54"E
L12	216.41	N17° 15' 35.46"E
L13	32.00	S55° 31' 05.20"W

BLOCK	LOT NO.	ELEVATION (NAVD88)
B	6-11	1312.0
B	12	1312.5
B	13-19	1312.5
B	20-26	1317.0
B	27-29	1318.0
D	53-55	1320.0
D	56-58	1321.0
D	59-65	1322.0

BENCHMARKS
BENCHMARK #1: SQ CUT W/DIVOT NE CURB RETURN
CESSNA AND SPRING HOLLOW
ELEVATION = 1316.40 (NAVD88, G12A)
BENCHMARK #2: SQ CUT W/DIVOT EAST TOP OF
CURB 170 FT ± NORTH OF INTERSECTION OF WILLOW
OAK AND SPRING HOLLOW,
ELEVATION = 1322.58 (NAVD88, Q12A)

(BASIS) = Basis of Bearings = Kansas Coordinate
M = Measured
Unless otherwise shown, all dimensions are Platted

- SURVEY MARKER LEGEND**
- 1/2" REBAR (FOUND - ORIGIN UNKNOWN)
 - ⊗ 1/2" REBAR W/SAVOY CAP (FOUND)
 - ⊗ 5/8" REBAR (FOUND - ORIGIN UNKNOWN)
 - ⊗ 5/8" REBAR W/UNREADABLE CAP (FOUND - ORIGIN UNKNOWN)
 - MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER
 - 1/2" REBAR W/ GARVER CAP (SET)
 - BENCHMARK



CLEAR RIDGE 2ND ADDITION

Wichita, Sedgwick County, Kansas

State of Kansas)
SS
Sedgwick County)

We, Garver, LLC, Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "CLEAR RIDGE 2ND ADDITION", 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:

Parcel 1:
Lots 1 through 5 inclusive, Block 1, Clear Ridge Addition, Wichita, Sedgwick County, Kansas.

Parcel 2:
Lots 3 and 4, Block 2, Clear Ridge Addition, Wichita, Sedgwick County, Kansas.

Parcel 3:
That part of Clear Ridge Addition, Wichita, Sedgwick County, Kansas, described as beginning at the northwest corner of Lot 1, Block 4; thence N89°17'54"E along the north line of said Lot 1 and extended, 129.55 feet; thence S00°35'18"W, parallel with the west line of Reserve "E" in said addition, 782.17 feet; thence S18°12'36"W, 33.03 feet to the east line of Lot 9, Block 4 in said addition; thence S00°35'18"W along said east line, 19.39 feet to the easterly most corner of Lot 10, Block 4 in said addition. Thence S36°36'03"W along the southeast line of said Lot 10, 18.60 feet; thence S18°12'36"W, 450.74 feet; thence S07°39'19"W, 368.28 feet; thence S23°11'42"E, 240.71 feet to the northeast line of Lot 32, Block 4 in said addition; thence S50°26'42"E along the northeast line of said Lot 32 and extended, 103.14 feet to the easterly most northeast corner of Lot 33, Block 4 in said addition; thence S05°53'43"E along the east line of said Lot 33 and extended, 158.81 feet to a point on the east line of Lot 35, Block 4 in said addition; thence S23°11'42"E, 69.87 feet to the extended southeast line of said Lot 35; thence S25°35'15"W along said extended southeast line, 289.50 feet; thence S62°00'34"W, 187.22 feet; thence N89°56'46"W, 296.78 feet; thence N66°50'58"W, 207.32 feet to the extended southwest line of Lot 45, Block 4 in said addition; thence N33°07'54"W along said extended southwest line, 143.38 feet to the westerly most corner of said Lot 45; thence N56°28'05"E along the northwest line of said Lot 45, 120.02 feet to the northerly most corner of said Lot 45 and the southwest right of way of Wassall Street as platted in said addition; thence northerly along said southwest right of way, being a non-tangent curve to the right with a radius of 396.15 feet, an arc length of 100.33 feet, chord bearing N30°54'35"W, 100.06 feet to a point of reverse curve on said right of way; thence N66°20'45"E, perpendicular to said right of way, 64.00 feet to the northeast right of way of said Wassall Street; thence southerly along said northeast right of way, being a non-tangent curve to the left with a radius of 332.15 feet, an arc length of 15.71 feet, chord bearing S25°00'34"E, 15.71 feet to the southerly most corner of Lot 38, Block 3 in said addition; thence N57°23'36"E along the southeast line of said Lot 38, 117.79 feet to the easterly most corner of said Lot 38; thence N32°40'39"W along the northeast line of said Lot 38 and extended, 209.95 feet to the northeast corner of Lot 40, Block 3 in said addition; thence N68°51'14"W along the northeast line of said Lot 40 and extended, 232.15 feet to the northerly most corner of Lot 42, Block 3 in said addition; thence S81°07'50"W along the northwest line of said Lot 42 and extended, 137.82 feet to the southeast corner of Lot 45, Block 3 in said addition; thence N06°42'28"W along the east line of said Lot 45 and extended, 216.40 feet to a point of intersection on the east line of Lot 47, Block 3 in said addition; thence N16°21'47"W along the east line of said Lot 47 and extended, 318.29 feet to the southeast corner of Lot 51, Block 3 in said addition; thence N31°46'17"E along the east line of said Lot 51 and extended, 182.09 feet to a point of intersection on the east line of Lot 53, Block 3 in said addition; thence N28°25'36"E along the east line of said Lot 53 and extended, 228.17 feet to a point of intersection on the southeast line of Lot 56, Block 3 in said addition; thence N65°18'10"E along the southeast line of said Lot 56 and extended, 372.74 feet to a point of intersection on the southeast line of Lot 60, Block 3 in said addition; thence N36°55'22"E along the southeast line of said Lot 60 and extended, 156.05 feet to a point of intersection on the east line of Lot 62, Block 3 in said addition; thence N01°30'25"E along the east line of said Lot 62, 103.25 feet to the southwest corner of Lot 2, Block 3 in said addition; thence S71°47'24"E along the south line of said Lot 2 and extended, 223.59 feet to the southeast corner of Lot 4, Block 3 in said addition; thence N21°55'03"E along the east line of said Lot 4, 129.83 feet to the northeast corner of said Lot 4; thence S68°04'57"E along the south right of way of Carson Street as platted in said addition, 31.61 feet to a point of curvature of a curve to the right, said curve having a radius of 168.00 feet, an arc length of 66.61 feet, chord bearing S56°43'26"E, 66.18 feet; thence along said curve a distance of 66.61 feet to the extended east right of way line of Clear Ridge Street as platted in said addition; thence N33°39'15"E along said extended east right of way line, 133.13 feet to a point of curvature of a curve to the left, said curve having a radius of 181.93 feet, an arc length of 197.77 feet, chord bearing N02°36'33"E, 187.65 feet; thence northerly along said curve and right of way, 197.16 feet to a point of reverse curve of a curve to the right, said curve having a radius of 175.66 feet, an arc length of 168.72 feet, chord bearing N00°55'10"W, 162.31 feet; thence northerly along said curve and right of way, 168.72 feet to a point of reverse curve of a curve to the left, said curve having a radius of 146.77 feet, an arc length of 52.05 feet; chord bearing N16°26'15"E, 51.77 feet; thence northerly along said curve and right of way, 52.05 feet to a point of intersection on said east right of way; thence N19°16'56"E along said right of way, 50.00 feet to a point of intersection on said east right of way; thence N00°42'06"W along said east right of way, 10.00 feet to the place of beginning. All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

Garver, LLC

Land Surveyor
William K. Clevenger, PS #1437

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, Reserves and Streets, to be known as "CLEAR RIDGE 2ND ADDITION", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated 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. No signs, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. 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. Access Controls as indicated are hereby granted to the appropriate governing body.

The streets are hereby dedicated to and for the use of the public. No obstructions shall be constructed or placed within street stubs providing future access to adjacent properties. Reserves "A" and "B" are hereby reserved for irrigation, walls, walks, lighting, landscaping, berms, lakes, drainage, drainage structures, gazebos, playground structures, picnic areas / tables with canopies, and utilities confined to easements. Reserve "C" is hereby reserved for irrigation, walls, walks, lighting, landscaping, berms, lakes, drainage, drainage structures, gazebos, playground structures, picnic areas / tables with canopies, retaining walls, and utilities confined to easements. The Reserves are to be owned and maintained by the Home Owners Association for the addition, their successors and/or assigns. No regrading with abutting rights-of-way shall be allowed with the construction of the berms and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs or assigns. The berms cannot impact access to or bury manholes, water valves and/or water meters. The wall easements are hereby granted as indicated for the construction and maintenance of private screening walls and utility main lines and service lines shall be allowed to cross these easements. A Minimum Pad Elevation for lowest openings is shown on the accompanying table. A master drainage plan has been developed for this plat. The property owner shall provide a copy of the Individual Lot Grading Plan and the Individual Grading Lot Grading Plan Certificate pertaining to such owner's lot to any person installing a lawn, landscaping, fencing, or other improvements or structures and require them to maintain the grade levels shown on the Individual Lot Grading Plan Certificate. 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. FEMA floodplain and regulatory floodway boundaries are subject to periodic change, and such change may affect the intended land use within the subdivision. The maintenance of all drainageways and drainage facilities in backyard 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."

Pawnee Developers, LLC,
A Kansas limited liability company

Managing Manager

Eugene Vitarelli

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this ____ day of

____, 2024, by Eugene Vitarelli, Managing Member, on behalf of Pawnee Developers, LLC Partnership.

Notary Public

My appointment expires _____

This plat of "CLEAR RIDGE 2ND ADDITION", 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 _____, 2024.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair

Bryan Frye

Secretary

Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2024.

At the Direction of the City Council

Mayor

Lily Wu

City Clerk

Jamie Buster

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of

____, 2024.

Deputy County Surveyor

Sedgwick County Kansas

Tricia L. Robello, PS #1246

Entered on transfer record this ____ day of _____, 2024.

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 _____, 2024, at ____ o'clock ____ M, and is duly recorded.

Register of Deeds

Tonya Buckingham

Deputy

Kenly Zehring