

RIDGE 400 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D 6.23.14

FILE COPY Sub 2014-00013

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "RIDGE 400 3RD ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as and being a replat of all Lots 2, 3, 4, 5, and 6,
Block H, Westerlea Village, Wichita, Sedgwick County, Kansas.

All being situated in the NW1/4 of Sec. 27, Twp. 27-S,
R-1-W of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Michael G. Conrey, Surveyor
5-2014

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into a Lot, a Block, and a Reserve, to be known as "RIDGE 400
3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements
are hereby granted as indicated for the construction and maintenance of
all public utilities. The landscape easement is hereby granted as indicated
for open space, fences, landscaping, berms, drainage purposes, and a
landscape buffer. Reserve "A" is hereby reserved for open space,
screening walls/fences, landscaping, a landscape buffer, berms, utilities,
and drainage purposes. Reserve "A" shall be owned and maintained by
the owner of Lot 1, Block A. Access controls shall be as depicted on the
face of the plat and are hereby granted to the City of Wichita, Kansas.

Freddy's Land, LLC,
a Kansas limited liability company

Scott Redler, Member

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 19th day of June, 2014, by Scott Redler, Member of the
Freddy's Land, LLC, a Kansas limited liability company, on behalf of the
limited liability company.

Kelly A. Thomas, Notary Public

My App't. Exp. 4-16-16

This plat of "RIDGE 400 3RD 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 _____, 2014.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Don Klausmeyer, Chair

John L. Schlegel, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2014.

Carl Brewer, Mayor

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2014.

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

Entered on transfer record this _____ day
of _____, 2014.

Kelly B. Arnold, County Clerk

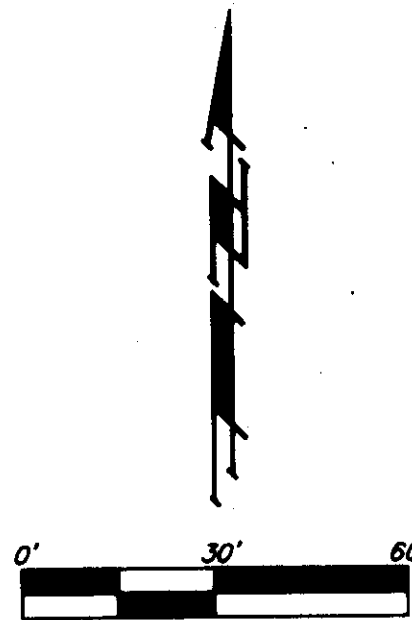
State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2014 at _____ o'clock _____ M.; and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

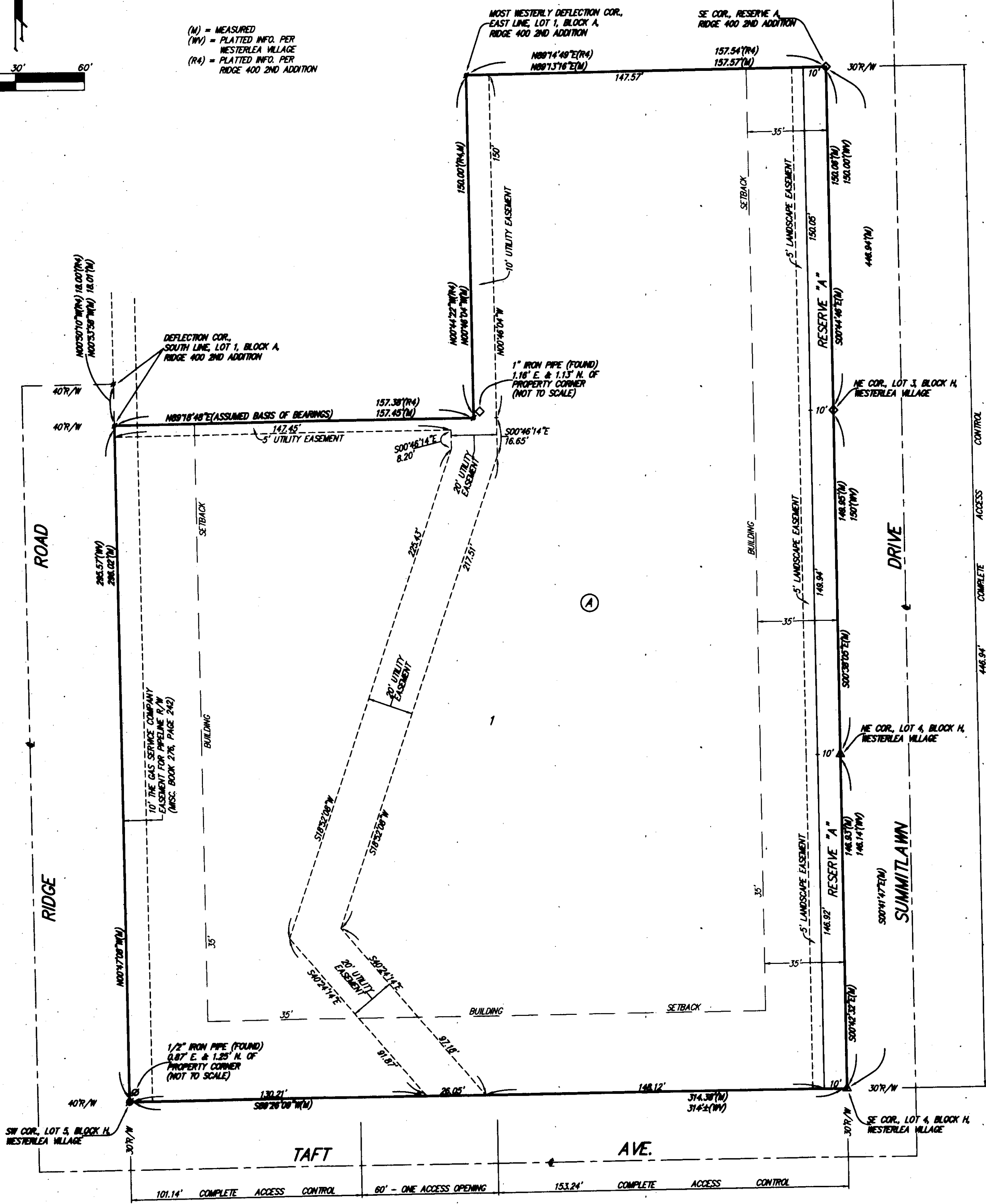
Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-0149 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\PROJECTS\RIDGE 400 3RD ADD 11-11-14\PLAT\DRAWINGS\RIDGE 400 3RD EDWG-MOC



- # = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- Ø = 1/2" IRON PIPE (FOUND)
- = 1" IRON PIPE (FOUND)
- △ = 3/4" IRON PIPE (FOUND)

- (M) = MEASURED
- (MV) = PLATTED INFO. PER
WESTERLEA VILLAGE
- (RA) = PLATTED INFO. PER
RIDGE 400 2ND ADDITION



NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THE PLAT AND ALL
DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL
REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE
APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER AND
UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER.