

CLEAR RIDGE ADDITION

Wichita, Sedgwick County, Kansas



BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB ON THE SOUTH END OF THE MEDIAN OF IRONSTONE, 55' N. OF THE CENTERLINE OF PAWNEE, SIERRA HILLS 2ND ADDITION. ELEVATION = 1320.63 (NAVD88, G124)

ON-SITE BENCHMARK: SRB BRASS DISC 3/4" W. & 50' S. OF THE CENTERLINE INTERSECTION PAWNEE AVENUE & 143RD STREET EAST. ELEVATION = 1315.65 (NAVD88, G124)

Scale: 1" = 100'

C = Calculated
M = Measured

- SURVEY MARKER LEGEND**
- ⊙ 3/4" IRON PIPE (FOUND, ORIGIN UNKNOWN)
 - ⊙ 1/2" REBAR W/L.D. HIGH CAP (FOUND)
 - ⊙ 5/8" CAPPED REBAR (FOUND, ORIGIN UNKNOWN)
 - ⊙ 5/8" REBAR W/RUGGLES & BOHM CAP (SET)
 - ⊙ BENCHMARK

BLOCK	LOT NO.	ELEVATION (NAVD88)
4	13, 14, 15, 16, 17, 18	1317.7
	19, 20, 21, 22, 23	
	24, 25, 26, 27, 28	
	1, 2, 3, 4, 5	
6	21, 22, 23, 24, 25	1320.7
	26, 27, 28, 29	
	6, 7, 8, 9, 10, 11	
6	12, 13, 14, 15, 16	1324.7
	17, 18, 19, 20	
7	28, 29, 30	1319.7
7	33, 34, 35, 36, 37	1315.4
	38, 39, 40, 41, 42	
	43, 44	
7	45, 46, 47, 48, 49, 50	1315.1

BLOCK	LOT NO.	ELEVATION (NAVD88)
4	3, 4, 5	1313.0
	6, 7, 8, 9, 10, 11	
4	12, 13, 14	1315.0
4	31, 32, 33	1317.10
4	34, 35, 36	1318.0
6	1, 24, 25, 26	1319.1
	27, 28, 29	
6	34, 35, 36	1318.0
7	34, 35, 36	1315.0

SHEET 1 OF 2

State of Kansas) SS
Sedgwick County)

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "CLEAR RIDGE ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The Northeast Quarter of Section 28 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the east half of the east half of said quarter, AND EXCEPT that part described as beginning at the Northwest corner of said Northeast Quarter; thence N89°17'54"E along the north line of said Northeast Quarter, 1228.84 feet; thence S00°42'06"E, 60.00'; thence S09°13'52"W, 46.82 feet; thence S60°01'28"E, 221.92 feet; thence S22°10'57"W, 332.65 feet; thence S38°41'55"W, 234.78 feet; thence N86°24'07"W, 688.34 feet; thence S32°19'24"W, 147.73 feet; thence S63°58'56"W, 226.31 feet; thence S14°29'46"W, 151.88 feet; thence S55°03'36"W, 181.23 feet to the west line of said Northeast Quarter; thence N00°43'06"E along said west line, 1125.13 feet to the place of beginning.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

Ruggles & Bohm, P.A.

Land Surveyor
William K. Clevenger

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 ADDITION", Wichita, Sedgwick County, Kansas. 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. Utility Easements are hereby granted for the construction and maintenance of all public utilities. Drainage Easements are hereby granted to the public as indicated for drainage purposes. Reserves "A" and "B" are hereby reserved for irrigation, and entry features. Reserves "C" and "D" are hereby reserved for irrigation, walls, walks, lighting, signage, landscaping, berms, drainage, and utilities confined to easements. Reserves "I" and "J" are hereby reserved for irrigation, walls, walks, lighting berms, drainage, and utilities confined to easements. Reserves "E", "F", "G" and "H" are hereby reserved for irrigation, walls, gazebos, playground structures, picnic areas/ tables with canopies, walks, lighting, landscaping, berms, lakes, drainage, drainage structures, and utilities confined to easements. Reserve "K" is hereby reserved for walks, lighting, landscaping, drainage structures and utilities. The Reserves are to be owned and maintained by the Home Owners Association for the addition. The temporary turnaround easements on Spring Hollow and Wassall are hereby granted for the use of the public, and will expire upon extension of the street beyond the limits of this plat. A drainage plan has been developed for this plat; the property shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water.

Stephen G. Miller

Sally E. Miller

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 2017, by Stephen G. Miller and Sally E. Miller.

Notary Public

My appointment expires _____

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "CLEAR RIDGE ADDITION" Wichita, Sedgwick County, Kansas.

Garden Plain State Bank

Patrick F. Walden
President

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me this _____ day of _____, 2017, by Patrick F. Walden, President of Garden Plain State Bank on behalf of the Bank.

Notary Public

My appointment expires _____

This plat of "CLEAR RIDGE 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 _____, 2008.

Wichita-Sedgwick County Metropolitan Area Planning Commission
Chair: David W. Foster
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 _____, 2017.

At the Direction of the City Council
Mayor: Jeff Longwell
City Clerk: Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2017.

Deputy County Surveyor
Sedgwick County Kansas
Tricia L. Robella, PS #1246

Entered on transfer record this _____ day of _____, 2017.

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 _____, 2017, at _____ o'clock _____ M, and is duly recorded.

Register of Deeds
Tonya Buckingham

Deputy
Judy J. Paget



DWG FILE: 3018P SURVEY BASE
PROJECT NO. 3018P
AUGUST 3, 2017

ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE | GOVERNMENT
504 NORTH MAIN WICHITA, KANSAS 67203 P (316) 264-8028 F (316) 264-4621 WWW.RUGGLESANDBOHM.COM

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Digitally Signed 10/11/2018

REV.	DATE	DESCRIPTION	BY

CITY OF WICHITA
WICHITA, KS

CLEAR RIDGE ADDITION,
PHASE 1

Plat (1 of 2)

JOB NO.: 17264889
DATE: OCT 2018
DESIGNED BY:
DRAWN BY:
BAR IS ONE INCH ON ORIGINAL DRAWING
0" = 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.
DRAWING NUMBER

SHEET NUMBER 24 OF 25

File: L:\2017\17264889 - Clear Ridge Addition\Drawings\CADD\Digital Plat Copies\CLEAR RIDGE (Final Plat) P1 8-3-17.dwg Last Save: 6/21/2018 3:17 PM Last saved by: MTDolechek Last plotted by: Dolechek, Mark T. Plot Style: ---- Plot Scale: 1:2,584.9 Plot Date: 10/11/2018 9:31 AM Plotter used: None