

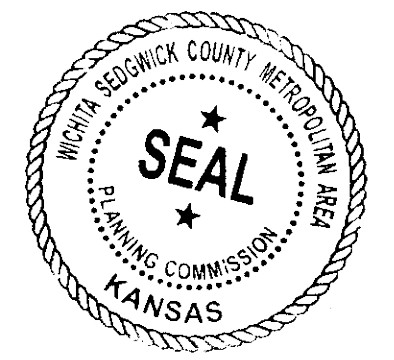
THE RANCH 2ND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FOR REFERENCE ONLY
NOT TO SCALE

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 "THE RANCH 2ND", an Addition to Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as all of Lots 30 and 31, Block A, The
Ranch, an Addition to Wichita, Sedgwick County, Kansas, TOGETHER with all
of Reserve "B" and the north 35.00 feet of Reserve "F", all as platted in
said The Ranch.
Existing public easements, building setback lines,
dedications, and access controls, if any, being
voted by virtue of K.S.A. 12-512b, as amended.
All being situated in the Northeast Quarter of
Section 12, Township 27 South, Range 2 East of the
Sixth Principal Meridian, Sedgwick County, Kansas.
Baughman Company, P.A.

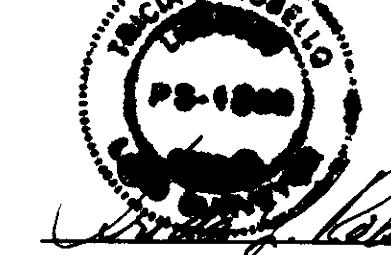
This plat of "THE RANCH 2ND", an Addition
to Wichita, Sedgwick County, Kansas has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this 23rd day of MAY, 2019.
Wichita-Sedgwick County Metropolitan Area Planning Commission
Curtis Miller, Chair
Dale Miller, Secretary



This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this 22nd day of Sept., 2019.

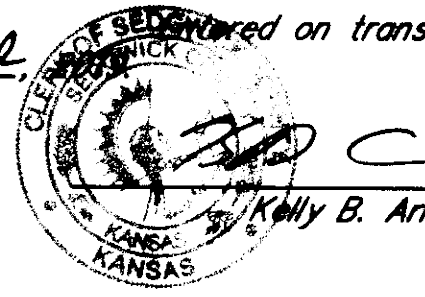
Jeff Longwell, Mayor, City of Wichita
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this 14th day of August, 2019.



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

September 14th 2019
Reviewed on transfer record this 14th day
of September, 2019 at 11:53:03 a.m. and is duly recorded.
Kimly 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 12th day
of September, 2019 at 11:53:03 a.m. and is duly recorded.

Tonya Buckingham, Register of Deeds

Janly Zehring, Deputy

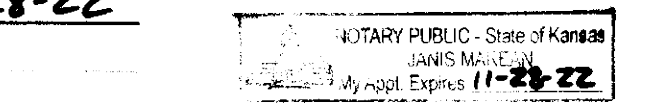
We, the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "THE RANCH
2ND", an Addition to Wichita, Sedgwick County, Kansas.

CrossFirst Bank
Tom McGrath, Managing Director

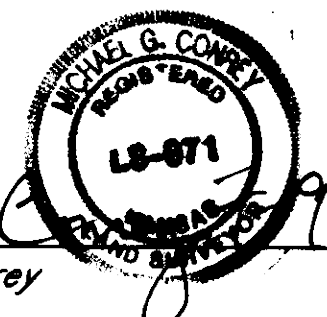
State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 15th day of July, 2019, by *Tom McGrath*,
Managing Director of CrossFirst Bank, on behalf of the bank.

Janis Mabean, Notary Public

My App't. Exp. 11-28-22



Michael G. Conrey, Surveyor
Michael G. Conrey

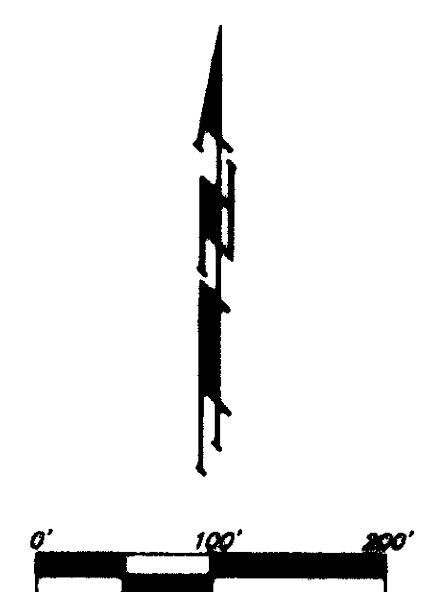
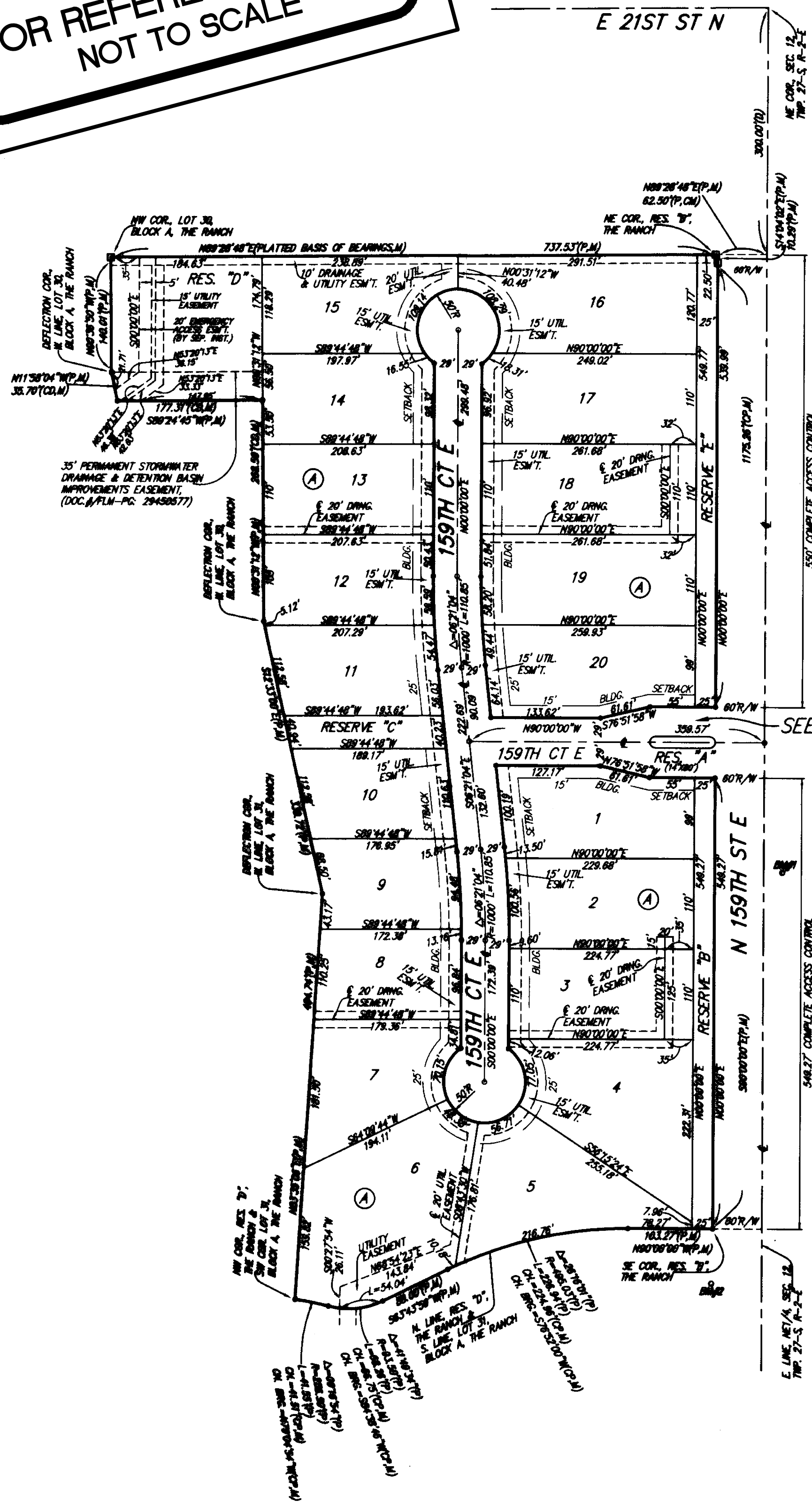
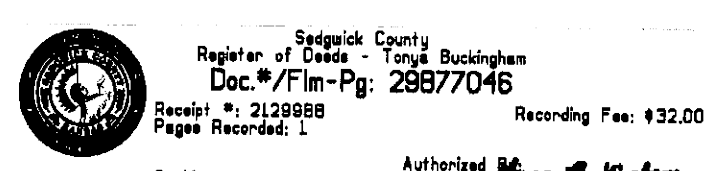


Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, a Block, Streets and Reserves, to be known as "THE
RANCH 2ND", an Addition to Wichita, Sedgwick County, Kansas. The
utility easements are hereby granted as indicated for the construction
and maintenance of all public utilities. The drainage and utility
easements are hereby granted as indicated for drainage purposes and
for the construction and maintenance of all public utilities. The drainage
easements are hereby granted as indicated for drainage purposes. 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. The streets are
hereby dedicated to and for the use of the public. Reserve "A" is
hereby reserved for open space, landscaping, berms, drainage purposes,
sidewalks, entry monuments, and utilities. Reserve "B" is hereby
reserved for open space, landscaping, berms, drainage purposes, and
entry monuments. Reserve "C" is hereby reserved for open space,
landscaping, berms, sidewalks, gazebos, drainage purposes, and utilities
as confined to easements. Reserve "D" is hereby reserved for open
space, landscaping, berms, sidewalks, gazebos, lakes, emergency access
purposes as confined to easement, drainage purposes, and utilities as
confined to easements. Reserve "E" is hereby reserved for open space,
landscaping, berms, drainage purposes, entry monuments, and utilities
as confined to easement. Reserves "A", "B", "C", "D" and "E" shall be
owned and maintained by the homeowners association for the addition
provided, however, that the undersigned, or the homeowners association,
as the undersigned's successor in interest, may, in their discretion, deed
a parcel of a Reserve to an owner or owners of an adjacent Lot,
subject to the obligation to maintain such deeded parcel of a Reserve in
compliance with the provisions hereof and in compliance with the
maintenance covenants of any applicable restrictive covenants and/or
regulations. Access controls shall be as depicted on the face of the
plat and are hereby granted to the City of Wichita, Kansas. The
Minimum Building Pod Elevations for the lowest opening to the structures
shall be as indicated on the face of the plat.

RBR Land LLC, a Kansas limited liability company
Kevin M. Mullen, President of Ritchie Associates, Inc., Operating Manager

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 12th day of July, 2019, by *Kevin M. Mullen*, President of
Ritchie Associates, Inc., Operating Manager of RBR Land LLC, a Kansas
limited liability company, on behalf of the limited liability company.

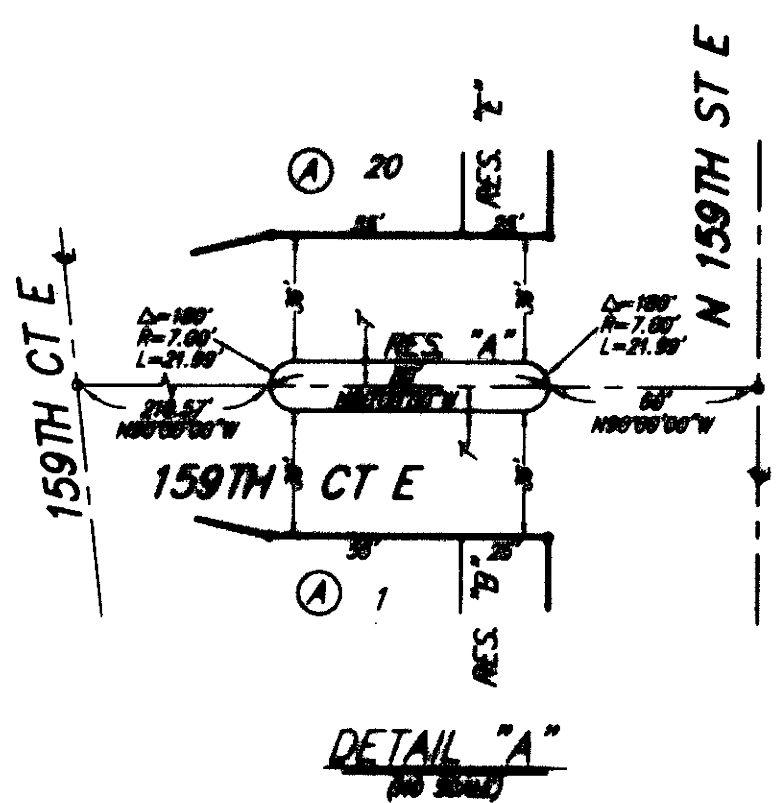
Lunette A. Sauber, Notary Public
LUNETTE A. SAUBER
My App't. Exp. 09-20-22



- IN REAR 1/4 "BAUGHMAN" CAP (SET)
- IN REAR 1/4 "BAUGHMAN" CAP (FOUND)
- (M) - MEASURED
- (P) - PLATTED
- (S) - DESCRIBED
- (CM) - CALCULATED FROM MEASURED INFO.
- (CP) - CALCULATED FROM PLATTED INFO.
- (CD) - CALCULATED FROM DESCRIBED INFO.

BEARINGS:
BENCH - CROSS CUT IN SQUARE CUT, SE COR. OF FIRST CATCH
DRAIN SOUTH OF BROWNING AS INDICATED IN QUAD, CROSSING
ADDITION, PHASE 2.
EAST SIDE OF N. 159TH ST. E., 27.4' W. & 277.4' N. OF THE
SW COR. LOT 16, BLOCK 2, BEING CROSSING ADDITION, PHASE 2.
32.6' EAST OF E. N. 159TH ST. E.
ELEV. = 1308.19 NAVD83
BENCH - CROSS CUT IN SQUARE CUT ON TOP OF CURB, CENTER
OF NOSE OF EAST END OF EAST ISLAND IN THE ROCKHILL ST.
ENTRANCE TO THE RANCH.
ELEV. = 1308.03 NAVD83

| LOT | BLOCK | ELEVATION FOR LOWEST OPENING TO THE STRUCTURES |
|------|-------|--|
| 1-20 | A | 1,308.5 |
| 1-6 | A | 1,308.0 |



Drainage Plan Note:
A master drainage plan has been developed for this plat. All
drainage easements, rights-of-way, and reserves shall remain of
established grade 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 drainages and drainage facilities in backyard
drainage 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.