SOUTHERN RIDGE 3RD ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "SOUTHERN RIDGE 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the NE1/4 of Section 6, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, EXCEPT a tract described as follows: Beginning at the NE corner of said section; thence south, a distance of 943 feet; thence N89°43'49"W, a distance, of 475 feet; thence north, a distance of 943 feet; S89°43'49"E, a distance of 475 feet to the point of beginning, and EXCEPT that part platted as Southern Ridge Addition, Wichita, Sedgwick County, Kansas, and EXCEPT that part platted as Southern Ridge 2nd Addition, Wichita, Sedgwick County, Kansas, all being subject to road rights-of-way of record.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

______________________, Surveyor
Michael G. Conrey

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "SOUTHERN RIDGE 3RD ADDITION", Wichita, Sedgwick County, Kansas.

Stillwater National Bank and Trust Company

______________________, __________ (Title)

State of __________)
__________ County) SS The foregoing instrument acknowledged before me, this_____day of__________, 2005, by__________________, __________ (Title) of Stillwater National Bank and Trust Company, on behalf of the bank.

______________________, Notary Public

My App't. Exp.__________

Reviewed in accordance with K.S.A. 58-2005 on this______day of__________, 2005.

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

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets and Reserves to be known as "SOUTHERN RIDGE 3RD ADDITION", 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. The wall easements are hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross this easement. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, entry monuments, landscaping, berms, drainage purposes, and utilities. Reserve "B" is hereby reserved for open space, landscaping, berms, sidewalks, lakes, drainage purposes, and utilities as confined to easement. Reserve "C" is hereby reserved for landscaping, open space, sidewalks, walking paths, berms, drainage purposes, and utilities as confined to easements. Any utilities installed in Reserves "A" shall be installed below finished grade, and no utilities or related appurtenances shall be allowed to be installed above finished grade. Reserves "A", "B", and "C" shall be owned and maintained by the homeowners association for the addition. 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 Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Maize Road, L.L.C.

______________________, Managing Member
Jay W. Russell

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of__________, 2005, by Jay W. Russell, Managing Member of Maize Road, L.L.C., on behalf of the limited liability company.

______________________, Notary Public

My App't. Exp.__________

This plat of "SOUTHERN RIDGE 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______________, 2004.
Wichita-Sedgwick County Metropolitan Area Planning Commission

______________________, Chair
Morris K. Dunlop

______________________, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this________day of______________, 2005.

______________________, Mayor
Carlos Mayans

______________________, City Clerk
Karen Sublett

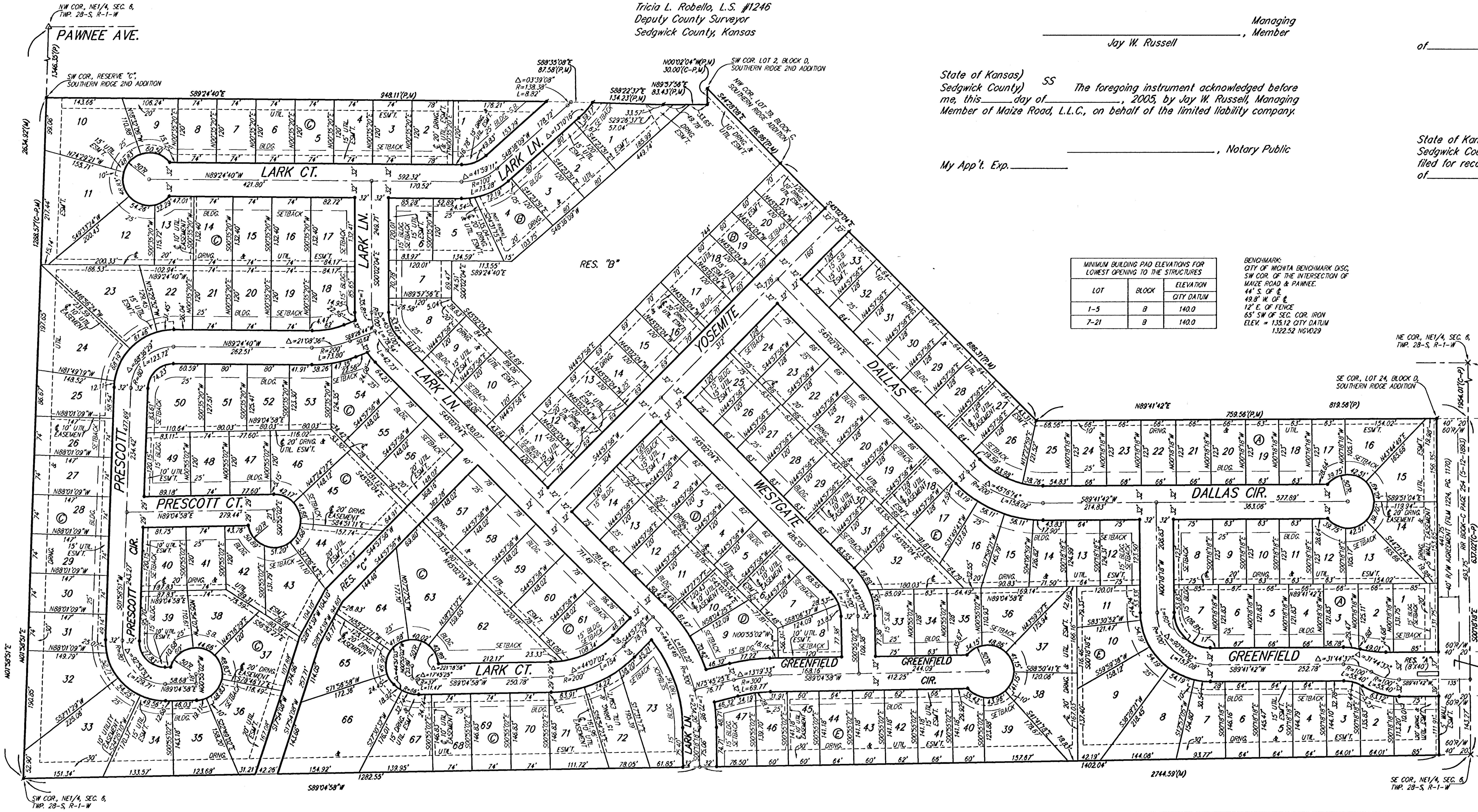
Entered on transfer record this_______day of___________, 2005.

______________________, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this______day of___________, 2005 at_____o'clock___M; and is duly recorded.

______________________, Register of Deeds
Bill Meek

______________________, Deputy
Linda Kizzire



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
1-5	B	140.0
7-21	B	140.0

BENCHMARK:
CITY OF WICHITA BENCHMARK DISC, SW COR. OF THE INTERSECTION OF MAIZE ROAD & PAWNEE.
44' S. OF ℄
49.8' W. OF ℄
12' E. OF FENCE
65' SW OF SEC. COR. IRON
ELEV. = 135.12 CITY DATUM
1322.52 NGVD29

0 100 200

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
△ = STONE (FOUND)
✕ = #4 REBAR (FOUND)
⌀ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)

(M) = MEASURED
(P) = PLATTED
(C-P) = CALCULATED PER PLATTED INFO.

NOTE:
ALL LOTS WITHIN SOUTHERN RIDGE 3RD ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

F:\PLAT\SOUTHERN RIDGE 3RD ADDITION\DWG\SOUTHERNRIDGE3F.DWG-MGC

90-10-80-41