

# THE RANCH

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

NOTE: A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH WOULD IMPAIR THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION
1-4, 32, 33	A	1353.9
21-24, 30	A	1362.1
25-28, 31	A	1358.6

BENCHMARK: "X" OUT TOP OF 18" ROP 1' EAST OF WEST END OF ROP 31' SOUTH AND 35' EAST OF SE CORNER OF THE NE 1/4 OF SECTION 12, TWP. 27-S, R-2-E. ELEV. = 1361.23 NAVD83

"O" OUT ON CONCRETE SLAB NORTH BASE OF ENTRY GATE 123' WEST OF EAST SECTION LINE AND 190' SOUTH OF THE NORTH PROPERTY LINE. ELEV. = 1368.38 NAVD83

LEGEND:

- #4 REBAR W/ "BAUGHMAN" CAP (SET)
- #4 REBAR (FOUND) (ORIGIN UNKNOWN)
- #4 REBAR W/ "TEC" CAP (FOUND)
- SEDGWICK COUNTY METAL CAP (FOUND)
- 5/8" IRON PIPE W/ THIMBLE (FOUND)
- 3/4" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- #5 REBAR W/ "MKEC" CAP (FOUND)

SYMBOLS:

- (M) = MEASURED
- (P) = PLATTED
- (C) = CALCULATED
- (CM) = CALCULATED PER MEASURED INFO.
- (CD) = CALCULATED PER DESCRIBED INFO.
- (QM) = QUARTER SECTION MEASUREMENT

ABBREVIATIONS:

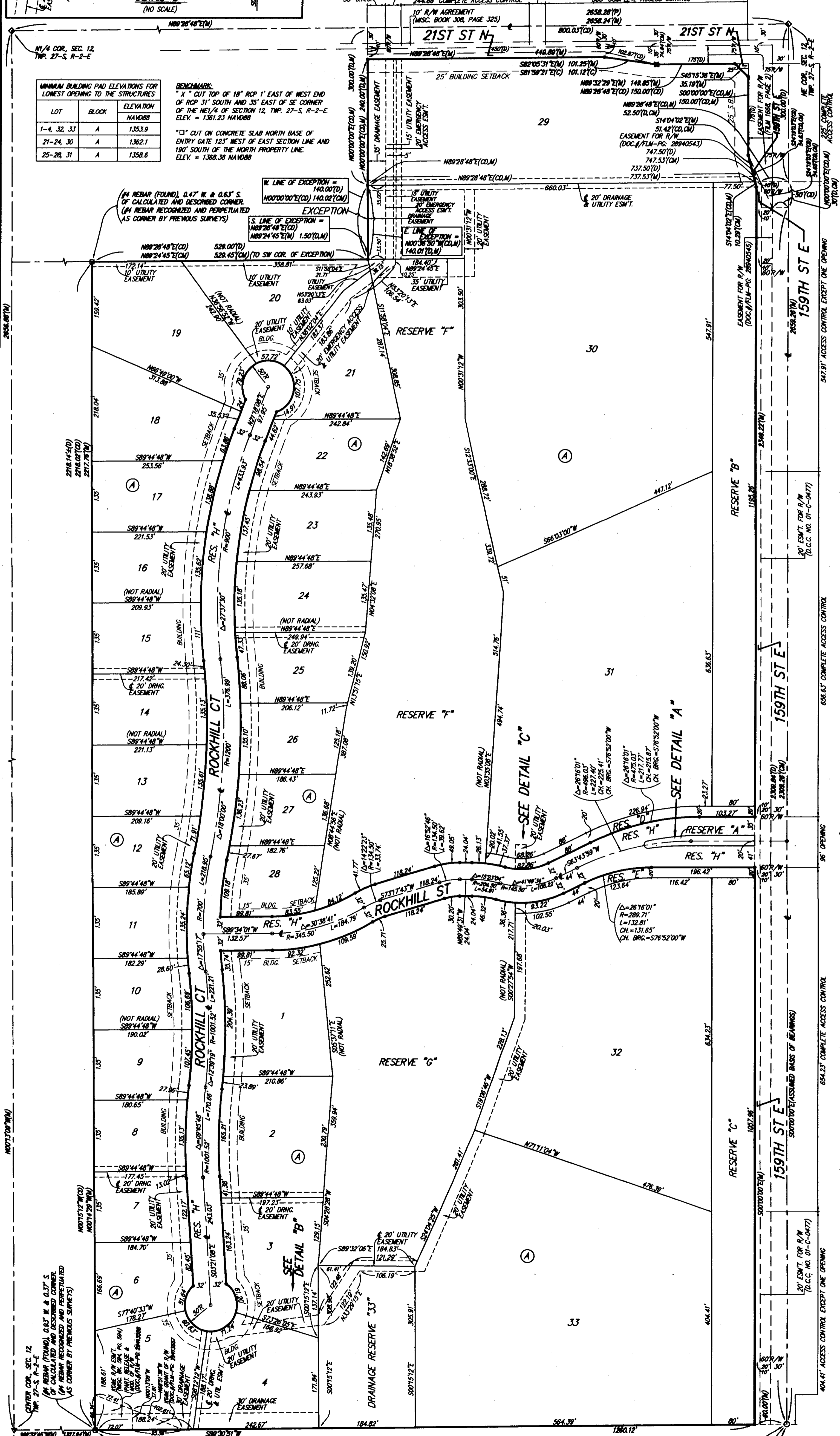
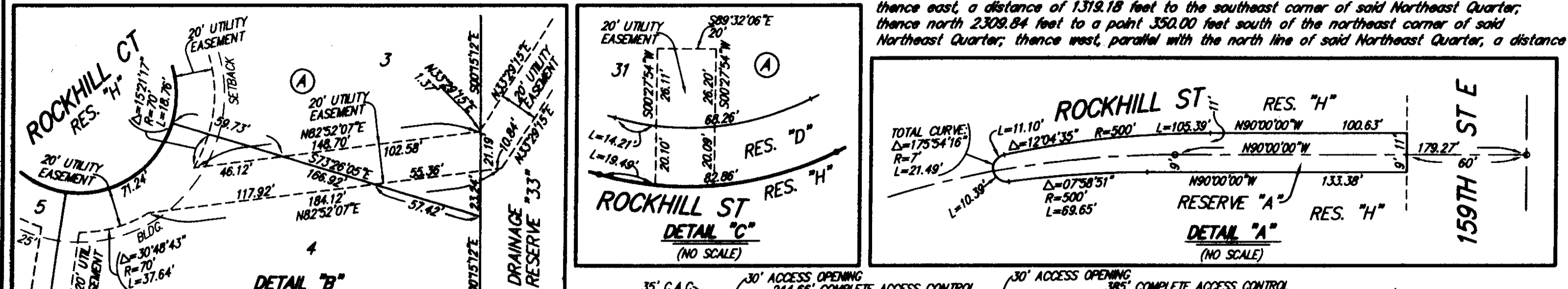
- N = NORTH
- E = EAST
- S = SOUTH
- W = WEST
- NE = NORTHEAST
- SE = SOUTHEAST
- NW = NORTHWEST
- SW = SOUTHWEST
- C/L = CENTER LINE
- R/W = RIGHT-OF-WAY
- COR. = CORNER

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and Sedgwick County) do hereby certify that we have surveyed and plotted "THE RANCH", 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: Commencing at the northeast corner of the Northeast Quarter of Section 12, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence along the east line of said Section 12 a distance of 300.00 feet; thence west, parallel with the north line of said Northeast Quarter, a distance of 32.50 feet to a point on the westerly right-of-way line of 159th Street East as described in Film 1668, Page 2, Sedgwick County Register of Deeds Office; thence west, parallel with the north line of said Northeast Quarter, a distance of 747.50 feet to a point 800.00 feet west of the east line of said Northeast Quarter, and for a point of beginning; thence south, parallel with said east line, a distance of 140.00 feet to a point 440.00 feet south of the north line of said Northeast Quarter; thence east, parallel with said north line, a distance of 1.50 feet; thence north, 140.01 feet to the point of beginning; TOGETHER with a parcel of ground located in the north 300 feet of the east 800 feet of the Northeast Quarter of Section 12, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, more particularly described as follows: Commencing at the northeast corner of Section 12, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence along the east line of said Section 12, a distance of 300.00 feet; thence west, parallel with the north line of said Northeast Quarter, a distance of 62.50 feet to a point on the westerly right-of-way line of 159th Street East, said point being the point of beginning; thence west, parallel with the north line of said Northeast Quarter, a distance of 737.50 feet; thence north, parallel with and 800 feet distant from the east line of said Northeast Quarter, a distance of 250.00 feet to the southerly right-of-way line of 21st Street North as described in Film 1668, Page 2, Sedgwick County Register of Deeds Office; thence continuing along the south and westerly lines of said right-of-way through the following five courses; thence east, a distance of 450.00 feet; thence south to a point 250.00 west and 75.00 feet south, parallel with the north and east lines of said Northeast Quarter; thence east, parallel with the north line of said Northeast Quarter, a distance of 175.00 feet; thence south, parallel with the east line of said Northeast Quarter, a distance of 175.00 feet; thence southeast to the point of beginning.

All being situated in Northeast Quarter of Section 12, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.



Know all men by these presents that we, the undersigned, have caused the land in the surveys carted to be plotted into Lots, a Block, a Street, and Reserves to be known as "THE RANCH", 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 easements are hereby granted for drainage purposes. The drainage and utility easements are hereby granted for drainage purposes and for the construction and maintenance of all public utilities. The emergency access and utility easement is hereby granted as indicated for emergency access purposes and for the construction and maintenance of all public utilities and no fences or other obstructions shall be constructed or placed on or within this easement. All utilities installed or constructed within the emergency access and utility easement shall be installed or constructed at or below finished grade. The emergency access easement is hereby granted as indicated for emergency access purposes and no fences or other obstructions shall be constructed or placed on or within this easement. All utilities installed or constructed within that portion of the utility easement that overlaps said emergency access easement shall be installed or constructed at or below finished grade. The emergency access easement shall allow access for maintenance of the drainage channel and/or structures within the abutting drainage easement. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, private streets, barns, drainage purposes, sidewalks, entry monuments, and utilities. Reserve "B" is hereby reserved for open space, landscaping, barns, drainage purposes, entry monuments, utility main lines as confined to easements, utility service lines, and one access corridor over and across the north 547.91 feet of said Reserve "B" for access purposes to or from 159th Street East for the exclusive benefit of Lot 30, Block A. Reserve "C" is hereby reserved for open space, landscaping, barns, drainage purposes, entry monuments, utility main lines as confined to easements, utility service lines, and one access corridor over and across said Reserve "C" for access purposes to or from 159th Street East for the exclusive benefit of Lot 33, Block A. Reserve "D" is hereby reserved for open space, landscaping, sidewalks, barns, drainage purposes, utility main lines as confined to easements, utility service lines, and one access corridor over and across said Reserve "D" for access purposes to or from Reserve "H" for the exclusive benefit of Lot 31, Block A. Reserve "E" is hereby reserved for open space, sidewalks, landscaping, barns, drainage purposes, utility main lines as confined to easements, utility service lines, and one access corridor over and across said Reserve "E" for access purposes to or from Reserve "H" for the exclusive benefit of Lot 32, Block A. The location and routing of all utility service lines crossing said Reserves "B", "C", "D", and "E" shall be approved by the homeowners association for the addition, their successors and/or assigns. Reserves "F" and "G" are hereby reserved for open space, landscaping, barns, sidewalks, gazebos, lakes, drainage purposes, and utilities as confined to easements. Reserve "H" is hereby reserved for open space, entry gates and related appurtenances, landscaping, barns, drainage purposes, sidewalks, utilities, and private streets. Drainage Reserve "33" shall be owned and maintained by the owner of Lot 33, Block A. Reserves "A", "B", "C", "D", "E", "F", "G", and "H" 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 contracts shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of 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.

Michael G. Conroy, Surveyor

ROR Land, LLC, a Kansas limited liability company

Kevin M. Mullin, President of Ritchie Associates, Inc. Manager

Ranch 21, LLC, a Kansas limited liability company

Cathy Erickson, Vice-President of Laham Development Company, L.L.C. Manager

State of Kansas) SS The foregoing instrument acknowledged before me, this 21st day of October, 2013, by Kevin M. Mullin, President of Ritchie Associates, Inc., as Manager of ROR Land, LLC, a Kansas limited liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE, Notary Public

My App'l. Exp. 11-7-13

State of Kansas) SS The foregoing instrument acknowledged before me, this 21st day of October, 2013, by Cathy Erickson, Vice-President of Laham Development Company, L.L.C., as Manager of Ranch 21, LLC, a Kansas limited liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE, Notary Public

My App'l. Exp. 11-7-13

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

INTRUST Bank, N.A.

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by \_\_\_\_\_ of INTRUST Bank, N.A., on behalf of the bank.

My App'l. Exp. \_\_\_\_\_

This plat of "THE RANCH", 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 \_\_\_\_\_ day of \_\_\_\_\_, 2013, 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 \_\_\_\_\_, 2013.

Carl Brewer, Mayor

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2013, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy