

RIDGE 400 ADDITION WICHITA, 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 a Lot, a Block, and Reserves, to be known as "RIDGE 400 ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The wall easement is 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 landscape easement is hereby granted as indicated for open space, landscaping, berms, drainage purposes, and a landscape buffer. Reserves "A" and "B" are hereby reserved for open space, landscaping, a landscape buffer, berms, utilities as confined to easement, and drainage purposes. Reserve "A" shall be owned and maintained by the owner of Lot 1, Block A, Ridge 400 Addition, Wichita, Sedgwick County, Kansas or the owner of Lot 1, Block H, Westerlea Village, Wichita, Sedgwick County, Kansas. Reserve "B" shall be owned and maintained by the owner of Lot 1, Block A, Ridge 400 Addition, Wichita, Sedgwick County, Kansas or the owner of Lot 2, Block H, Westerlea Village, Wichita, Sedgwick County, Kansas. All abutters rights of access to or from Ridge Road over and across the west line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to said Ridge Road at one location over the south 50 feet of the west line of said Lot 1, and said access opening shall allow right turn in/right turn out traffic movements only. All abutters rights of access to or from University Ave. over and across the north line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to said University Ave. at one location over the east 40 feet of the north line of said Lot 1.

This plat of "RIDGE 400 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 _____, 2009.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Darrell Downing

_____, 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 _____, 2009.

_____, Mayor
Carl Brewer

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2009.

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

Entered on transfer record this _____ day of _____, 2009.

_____, County Clerk
Kelly B. Arnold

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 _____, 2009 at _____ o'clock _____ M.; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

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 "RIDGE 400 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 of Lots 7 and 8, Block H, Westerlea Village, Sedgwick County, Kansas together with that part of Ridge Road as dedicated in said Westerlea Village described as follows: Beginning at the NW corner of said Lot 8; thence southerly along the west line of said Lots 8 and 7, 282.00 feet to a point 18.00 feet north of the SW corner of said Lot 7; thence westerly parallel with the extended south line of said Lot 7, 40.00 feet to a point on the west line of the NW 1/4 of Sec. 27, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas; thence northerly along the west line of said NW 1/4, 238.17 feet to a point on a curve to the left; thence northeasterly along said curve, having a central angle of 01°57'41" and a radius of 1,328.24 feet, an arc distance of 45.47 feet, (having a chord length of 45.47 feet bearing N14°49'28"E), to the intersection with the westerly extension of the north line of said Lot 8; thence easterly along said extended north line, 27.73 feet to the point of beginning.

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

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

Baughman Company, P.A.

_____, Surveyor
Michael & Conroy



_____, President
Leisa Lowry

_____, Notary Public
Michael R. Thull

State of Kansas) Sedgwick County) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2009, by Leisa Lowry, President of LKH Properties, L.C., a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public
JUDITH M. TERHUNE

State of Kansas) Sedgwick County) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2009, by Michael R. Thull, a single person.

_____, Notary Public
JUDITH M. TERHUNE

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "RIDGE 400 ADDITION", Wichita, Sedgwick County, Kansas.

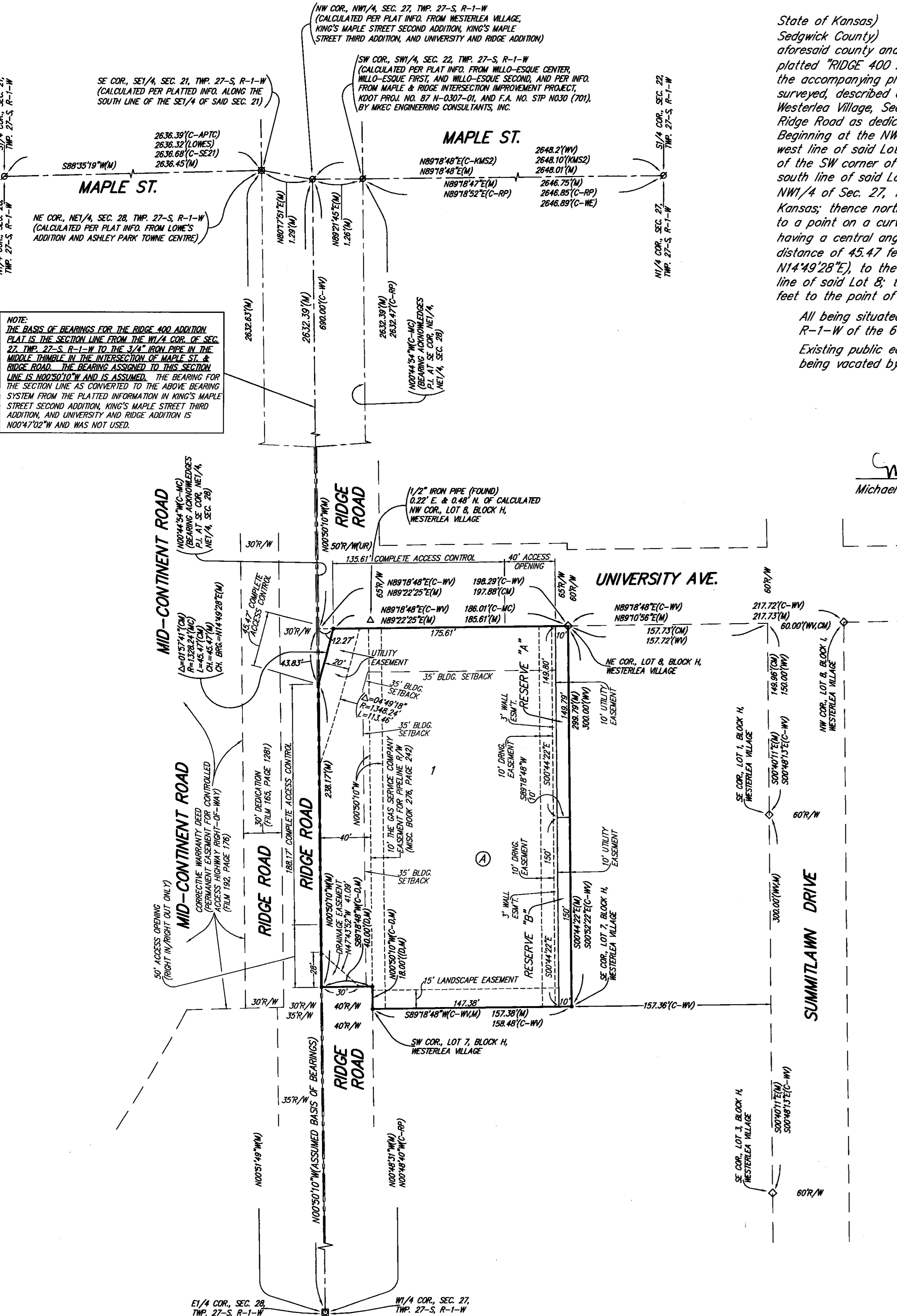
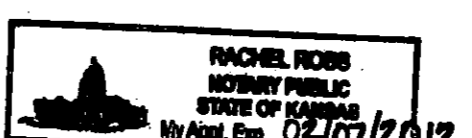
Wichita Municipal Federal Credit Union

_____, Pres/CEO
WAYNE WARFEL

State of Kansas) Sedgwick County) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2009, by _____, Pres/CEO of Wichita Municipal Federal Credit Union, on behalf of the credit union.

_____, Notary Public
RACHEL ROSS

My App't. Exp. 02/07/2012



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊗ = 3/4" IRON PIPE IN THIMBLE (FOUND)
- ⊙ = #4 REBAR IN THIMBLE (FOUND)
- = 1/2" IRON PIPE IN THIMBLE (FOUND)
- ◇ = 3/4" IRON PIPE (FOUND)
- △ = 1/2" IRON PIPE (FOUND)

- (M) = MEASURED
- (CM) = CALCULATED PER MEASURED INFO.
- (D) = DESCRIBED
- (C-D) = CALCULATED PER DESCRIBED INFO.
- (LOWES) = PLATTED INFO. PER LOWES' ADDITION
- (UR) = PLATTED INFO. PER UNIVERSITY AND RIDGE ADDITION
- (C-NE) = CALCULATED PER WILLO-ESQUE PLATS FROM THE PLATS ALONG THE SOUTH LINE OF THE SE 1/4 OF SEC. 21, TWP. 27-S, R-1-W
- (C-RP) = CALCULATED PER MAPLE & RIDGE INTERSECTION IMPROVEMENT PLANS (KDOT PROJ. NO. 87 N-0307-01)
- (C-APTC) = CALCULATED PER ASHLEY PARK TOWNE CENTRE PLAT INFO.
- (WV) = PLATTED INFO. PER WESTERLEA VILLAGE
- (C-WV) = CALCULATED PER WESTERLEA VILLAGE
- (MC) = DESCRIBED PER MID-CONTINENT ROAD DESCRIPTION (FILM 192, PAGE 176)
- (C-MC) = CALCULATED PER MID-CONTINENT ROAD DESCRIPTION (FILM 192, PAGE 176)
- (KMS2) = PLATTED INFO. PER KING'S MAPLE STREET SECOND ADDITION
- (C-KMS2) = CALCULATED PER KING'S MAPLE STREET SECOND ADDITION

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 IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

NOTE: THE BASIS OF BEARINGS FOR THE RIDGE 400 ADDITION PLAT IS THE SECTION LINE FROM THE NW 1/4 COR. OF SEC. 27, TWP. 27-S, R-1-W TO THE 3/4" IRON PIPE IN THE MIDDLE THIMBLE IN THE INTERSECTION OF MAPLE ST. & RIDGE ROAD. THE BEARING ASSIGNED TO THIS SECTION LINE IS N00°50'10"W AND IS ASSUMED. THE BEARING FOR THE SECTION LINE AS CONVERTED TO THE ABOVE BEARING SYSTEM FROM THE PLATTED INFORMATION IN KING'S MAPLE STREET SECOND ADDITION, KING'S MAPLE STREET THIRD ADDITION, AND UNIVERSITY AND RIDGE ADDITION IS N00°4'02"W AND WAS NOT USED.

SE COR. SE 1/4 SEC. 21, TWP. 27-S, R-1-W (CALCULATED PER PLAT INFO. ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SEC. 21)

NE COR. NE 1/4 SEC. 28, TWP. 27-S, R-1-W (CALCULATED PER PLAT INFO. FROM LOWE'S ADDITION AND ASHLEY PARK TOWNE CENTRE)

NW COR. NW 1/4 SEC. 27, TWP. 27-S, R-1-W (CALCULATED PER PLAT INFO. FROM WESTERLEA VILLAGE, KING'S MAPLE STREET SECOND ADDITION, KING'S MAPLE STREET THIRD ADDITION, AND UNIVERSITY AND RIDGE ADDITION)

E 1/4 COR. SEC. 28, TWP. 27-S, R-1-W

W 1/4 COR. SEC. 27, TWP. 27-S, R-1-W