

# RIDGE PORT NORTH 6TH ADDITION

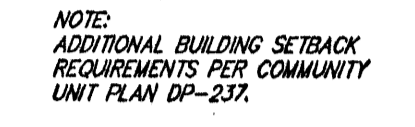
WICHITA, SEDGWICK COUNTY, KANSAS

LOTS	ELEVATION (NAVD88)
1, 5-8	1332.4

**BENCHMARK-1:**  
"C" CUT ON TOP OF CATCH BASIN, SOUTHWEST OF THE SOUTHEAST COR. LOT 2, RIDGE PORT NORTH ADDITION. ELEV.=1330.89 (NAVD88)

**BENCHMARK-2:**  
"C" CUT ON TOP OF CURB ON SOUTH END OF SOUTH MEDIAN OF MAIN ENTRANCE FROM 37TH STREET NORTH. ELEV.=1333.39 (NAVD88)

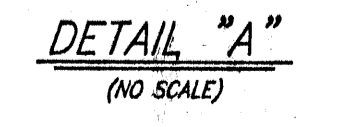
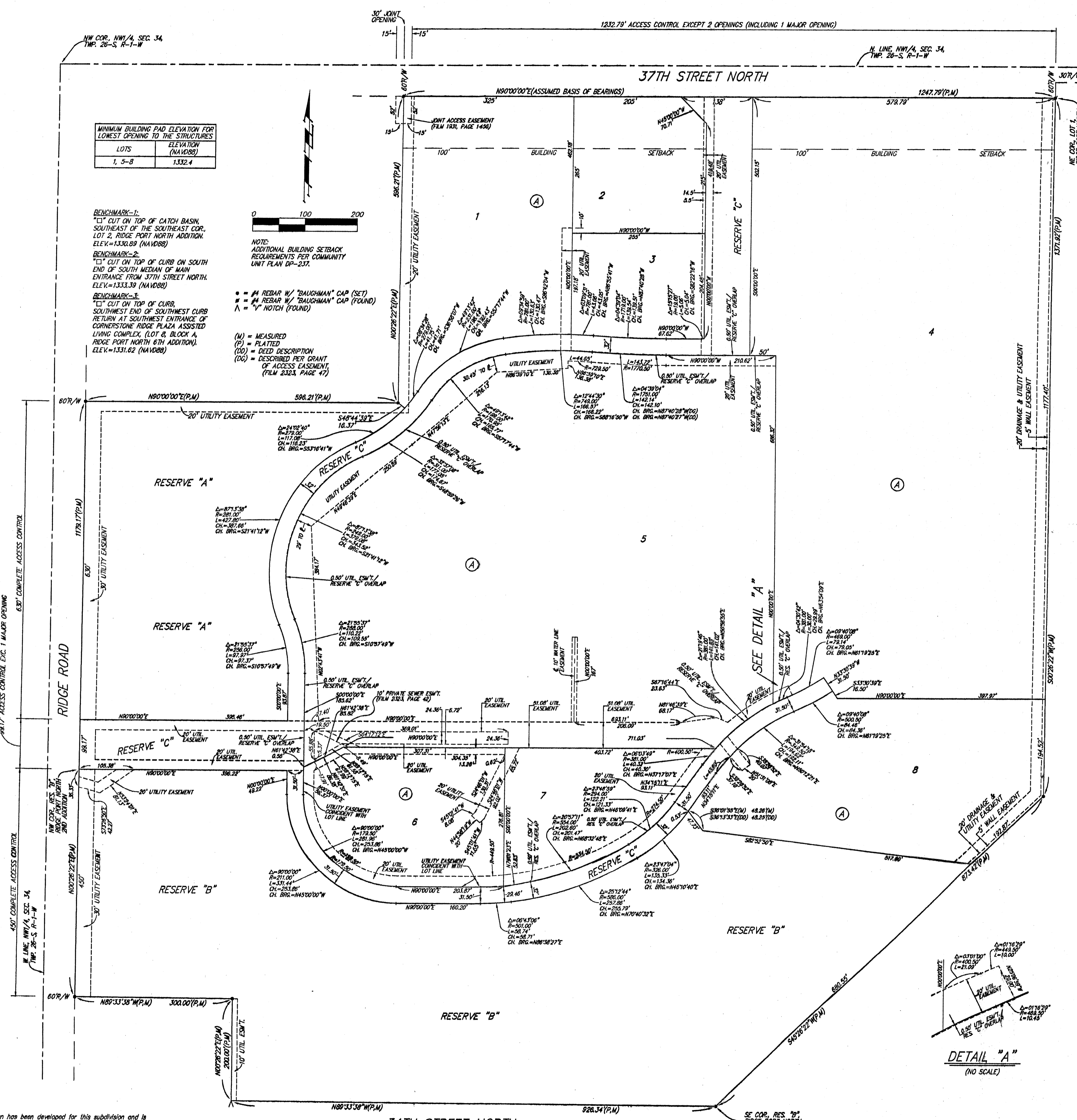
**BENCHMARK-3:**  
"C" CUT ON TOP OF CURB, SOUTHWEST END OF SOUTHWEST CURB RETURN AT SOUTHWEST ENTRANCE OF CORNERSTONE RIDGE PLAZA ASSISTED LIVING COMPLEX, (LOT 8, BLOCK A, RIDGE PORT NORTH 6TH ADDITION). ELEV.=1331.62 (NAVD88)



**NOTE:**  
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER COMMUNITY UNIT PLAN DP-237.

■ = #4 REBAR W/ "BAUGHMAN" CAP (SET)  
■ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)  
△ = "Y" NOTCH (FOUND)

(M) = MEASURED  
(P) = PLATTED  
(D) = DEED DESCRIPTION  
(OG) = DESCRIBED PER GRANT OF ACCESS EASEMENT, (FILM 2323, PAGE 47)



State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and platted "RIDGE PORT NORTH 6TH 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 Lot 1, together with all of Reserves "A" and "B", Ridge Port North 2nd Addition, Wichita, Sedgwick County, Kansas.

All being situated in the NW1/4 of Sec. 34, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Existing public easements, access controls, building setback lines, and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

\_\_\_\_\_, Chairman  
G. Nelson Van Fleet

\_\_\_\_\_, Secretary  
John L. Schlegel

\_\_\_\_\_, Surveyor  
Michael G. Conroy

This plat of "RIDGE PORT NORTH 6TH 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 \_\_\_\_\_, 2010.

Wichita-Sedgwick County Metropolitan Area Planning Commission

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_, Mayor  
Carl Brewer

\_\_\_\_\_, City Clerk  
Karen Sublett

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_, County Clerk  
Kelly B. Arnold

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Know all men by these presents that we, the undersigned owners, have caused the land in the surveyors certificate to be platted into Lots, a Block, and Reserves, to be known as "RIDGE PORT NORTH 6TH 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 water line easement is hereby granted as indicated for the construction and maintenance of public water line systems and related appurtenances. The wall easements are hereby granted as indicated for the construction and maintenance of private screening walls and utility main lines and service lines shall be allowed to cross these easements. Reserves "A" and "B" are hereby reserved for open space, landscaping, drainage purposes, lakes, berms, gazebos, signage, entry monuments, screening walls, sidewalks, and utilities as confined to easements. Reserve "C" is hereby reserved for private drives, access purposes, signage, entry monuments, open space, landscaping, drainage purposes, sidewalks, parking, and utilities as confined to easements. Reserve "C" shall provide access to or from Lots 1 through 8, inclusive, Block A. Reserves "A", "B", and "C" shall be owned and maintained by the lot owners 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 permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevation for the lowest opening to the structures shall be as indicated on the face of the plat.

Via Christi Property Services, Inc.  
a Kansas not-for-profit corporation

\_\_\_\_\_, President  
R. Allan Allford

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

Cornestone Assisted Living, Inc.  
a Kansas not-for-profit corporation

\_\_\_\_\_, President and CEO  
Jerry Carley

Catholic Diocese of Wichita,  
a Kansas not-for-profit corporation

\_\_\_\_\_, President  
Michael A. Jockels

\_\_\_\_\_, Register of Deeds  
Bill Meek

\_\_\_\_\_, Deputy  
Tonya Buckingham

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by R. Allan Allford, President of Via Christi Property Services, Inc., a Kansas not-for-profit corporation, on behalf of the corporation.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by Jerry Carley, President and CEO of Cornestone Assisted Living, Inc., a Kansas not-for-profit corporation, on behalf of the corporation.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by Michael A. Jockels, President of Catholic Diocese of Wichita, a Kansas not-for-profit corporation, on behalf of the corporation.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

**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 constructions which impede the flow of this drainage plan shall be allowed.

**NOTE:**  
EXISTING GRANT OF ACCESS EASEMENT, (FILM 2323, PAGE 47), IN THE PROCESS OF BEING RELEASED THIS DAY OF FEBRUARY, 2010.

**Baughman Company, P.A.**  
315 Ellis St. Wichita, KS 67211 P316262721 P3162620149  
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE