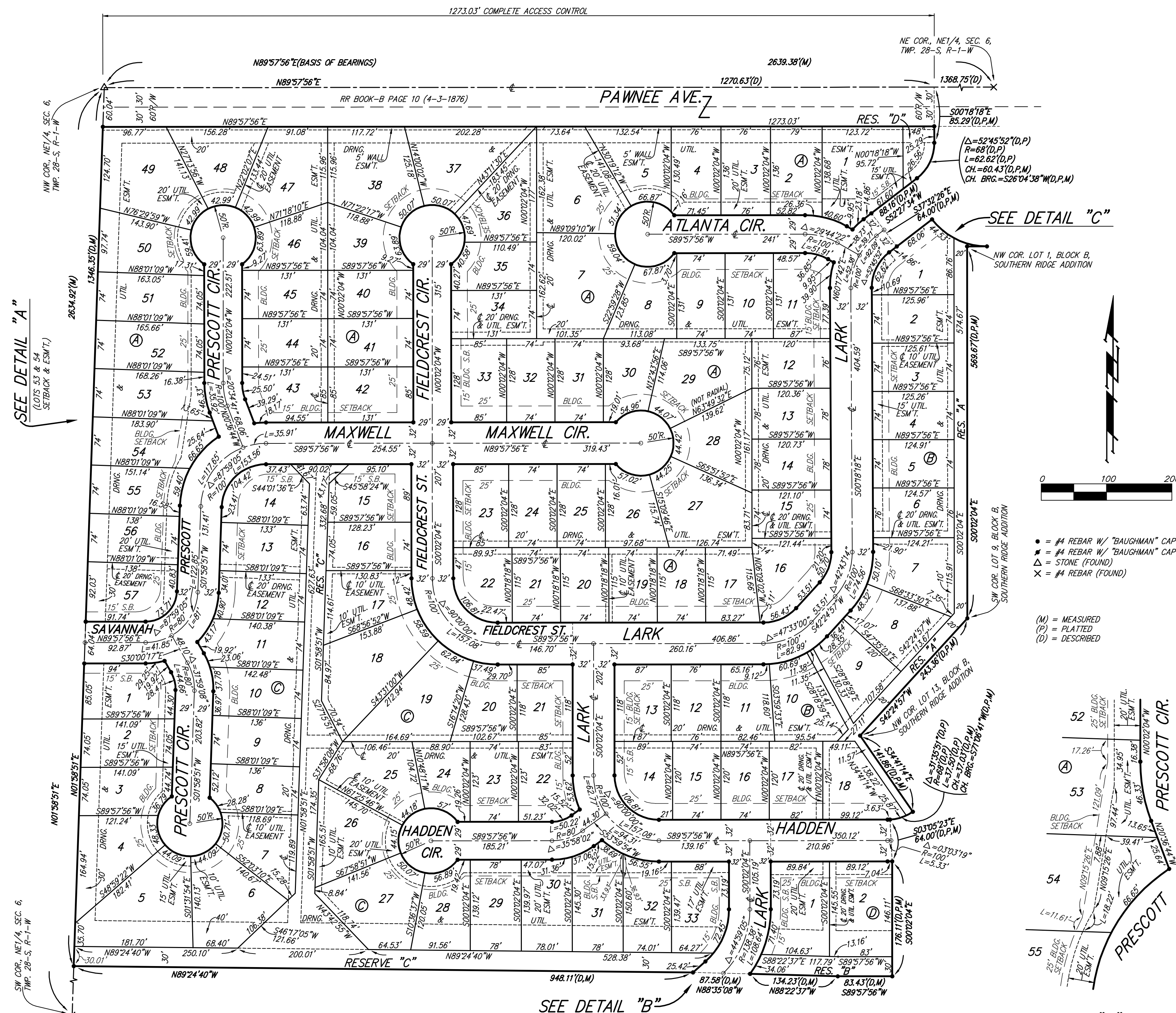


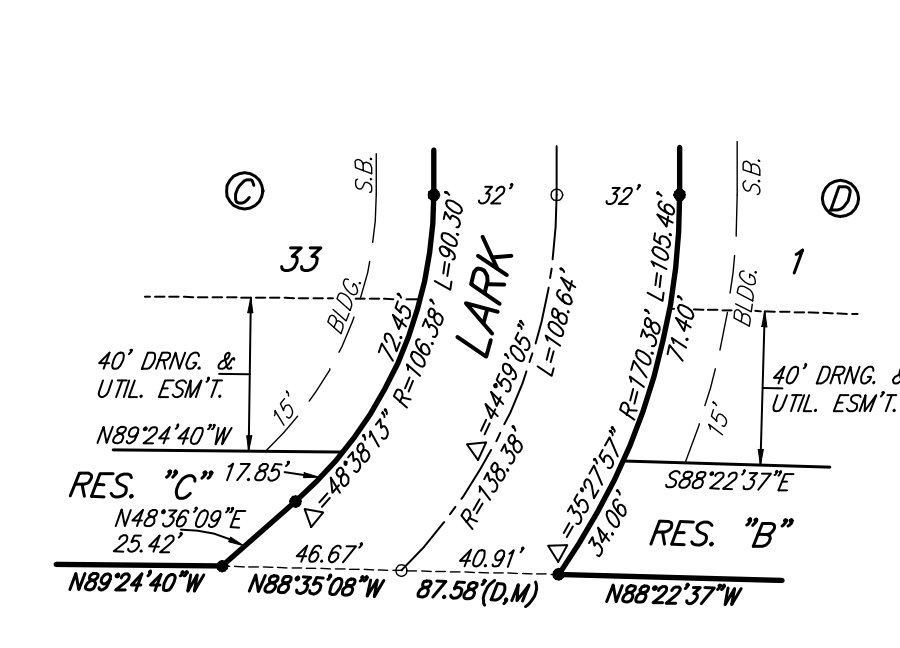
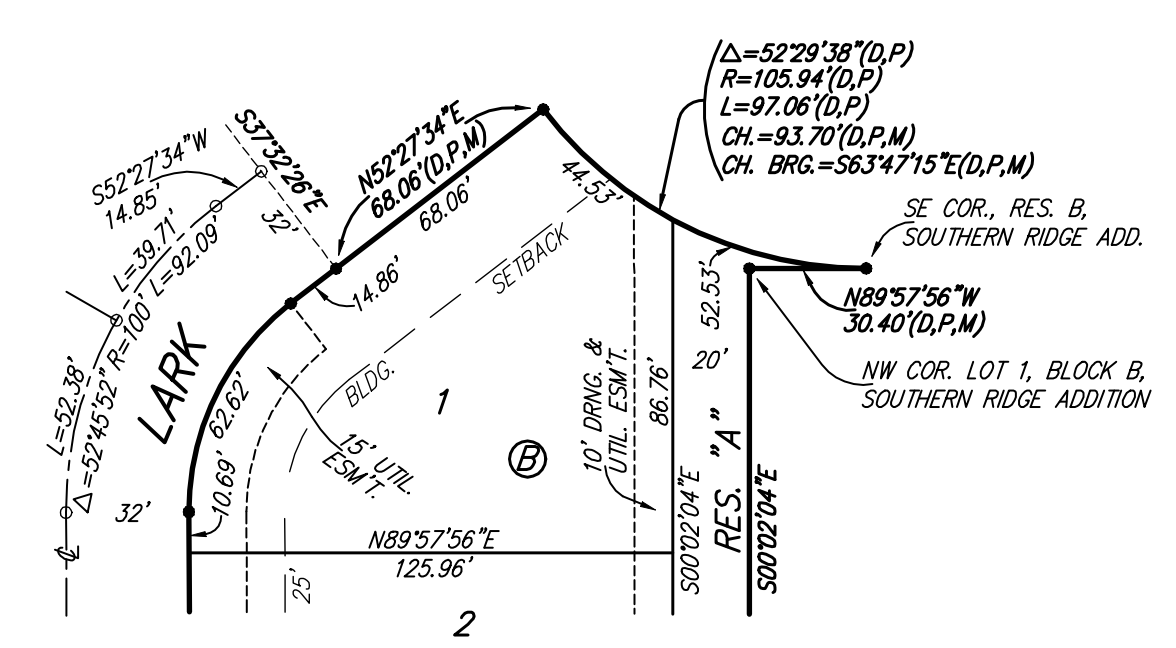
# SOUTHERN RIDGE 2ND ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS



NOTE:  
ALL LOTS WITHIN SOUTHERN RIDGE 2ND 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.



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
  - △ = STONE (FOUND)
  - × = #4 REBAR (FOUND)
- (M) = MEASURED  
(P) = PLATTED  
(D) = DESCRIBED

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 "SOUTHERN RIDGE 2ND 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 Reserve  
"B", Southern Ridge Addition, Wichita, Sedgwick County, Kansas, together  
with that part of the NE 1/4 of Sec. 6, Twp. 28-S, R-1-W of the 6th  
P.M., Sedgwick County, Kansas described as follows: Beginning at the  
intersection of the north line of said NE 1/4 with the northerly extension  
of the westerly right-of-way line of Lark as dedicated in said Southern  
Ridge Addition, said intersection being 1368.75 feet west of the NE  
corner of said NE 1/4; thence S00718'18"E along said extended  
right-of-way line, 85.29 feet to the P.C. of a curve to the right in said  
westerly right-of-way line; thence southerly and southwesterly along said  
curve, having a central angle of 52°45'52" and a radius of 68.00 feet, an  
arc distance of 62.62 feet, (having a chord length of 60.43 feet bearing  
S26°04'38"W), to the P.T. of said curve; thence S52°27'34"W along the  
westerly right-of-way line of said Lark, 88.16 feet to the SW corner of  
Lark as dedicated in said Southern Ridge Addition; thence S37°32'26"E,  
64.00 feet to the SW corner of Reserve "B" in said Southern Ridge  
Addition; thence N89°57'56"E along the south line of said Reserve "B",  
107.63 feet to the NW corner of Lot 1, Block B, in said Southern Ridge  
Addition; thence S00°02'04"E along the west line of said Block B, 569.67  
feet to a deflection corner in said west line; thence S42°24'57"W along  
the west line of said Block B, 243.36 feet to a deflection corner in said  
west line; thence S34°41'14"E along the west line of said Block B, 141.86  
feet to the most southerly corner of Lot 13 in said Block B, said corner  
being on the westerly right-of-way line of Westgate as dedicated in said  
Southern Ridge Addition; thence southwesterly along said westerly  
right-of-way line, being a curve to the right, having a central angle of  
31°35'51" and a radius of 68.00 feet, an arc distance of 37.50 feet,  
(having a chord length of 37.03 feet bearing S71°06'41"W); thence  
S03°05'23"E, 64.00 feet to the NW corner of Reserve "D" in said  
Southern Ridge Addition; thence S00°02'04"E along the extended west line  
of said Reserve "D", 176.11 feet; thence S89°57'56"W, 83.43 feet; thence  
N88°22'37"W, 134.23 feet; thence N88°35'08"W, 87.58 feet; thence  
N89°24'40"W, 948.11 feet to a point on the west line of said NE 1/4;  
thence N01°58'51"E along the west line of said NE 1/4, 1346.35 feet to  
the NW corner of said NE 1/4; thence N89°57'56"E along the north line  
of said NE 1/4, 1270.63 feet to the point of beginning, 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.

Michael G. Conrey, Surveyor

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 2ND 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 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 streets are hereby  
dedicated to and for the use of the public. Reserve "A", "B", and "C"  
are hereby reserved for landscaping, open space, sidewalks, walking paths,  
berms, drainage purposes, and utilities. Reserve "D" is hereby reserved  
for open space, entry monuments, landscaping, berms, screening walls,  
drainage purposes, and utilities as confined to easements. Any utilities  
installed in Reserves "A", "B", "C", and "D" shall be installed below  
finished grade, and no utilities or related appurtenances shall be allowed  
to be installed above finished grade. Reserves "A", "B", "C", and "D" 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.

Maize Road, L.L.C.

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by Jay W. Russell, Managing  
Member of Maize Road, L.L.C., on behalf of the limited liability company.

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

Notary Public

This plat of "SOUTHERN RIDGE 2ND  
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

Ronald L. Marnell, 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 \_\_\_\_\_, 2004.

Carlos Mayans, Mayor  
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

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

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2004.

Don Brace, 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 \_\_\_\_\_ day  
of \_\_\_\_\_, 2004 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

We, the undersigned holders of a mortgage on the  
above described property, do hereby consent to this plat of "SOUTHERN  
RIDGE 2ND ADDITION", Wichita, Sedgwick County, Kansas.  
Stillwater National Bank and Trust Company

State of Kansas) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore me, this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by \_\_\_\_\_,  
of Stillwater National Bank and Trust Company, on  
behalf of the bank.

Notary Public