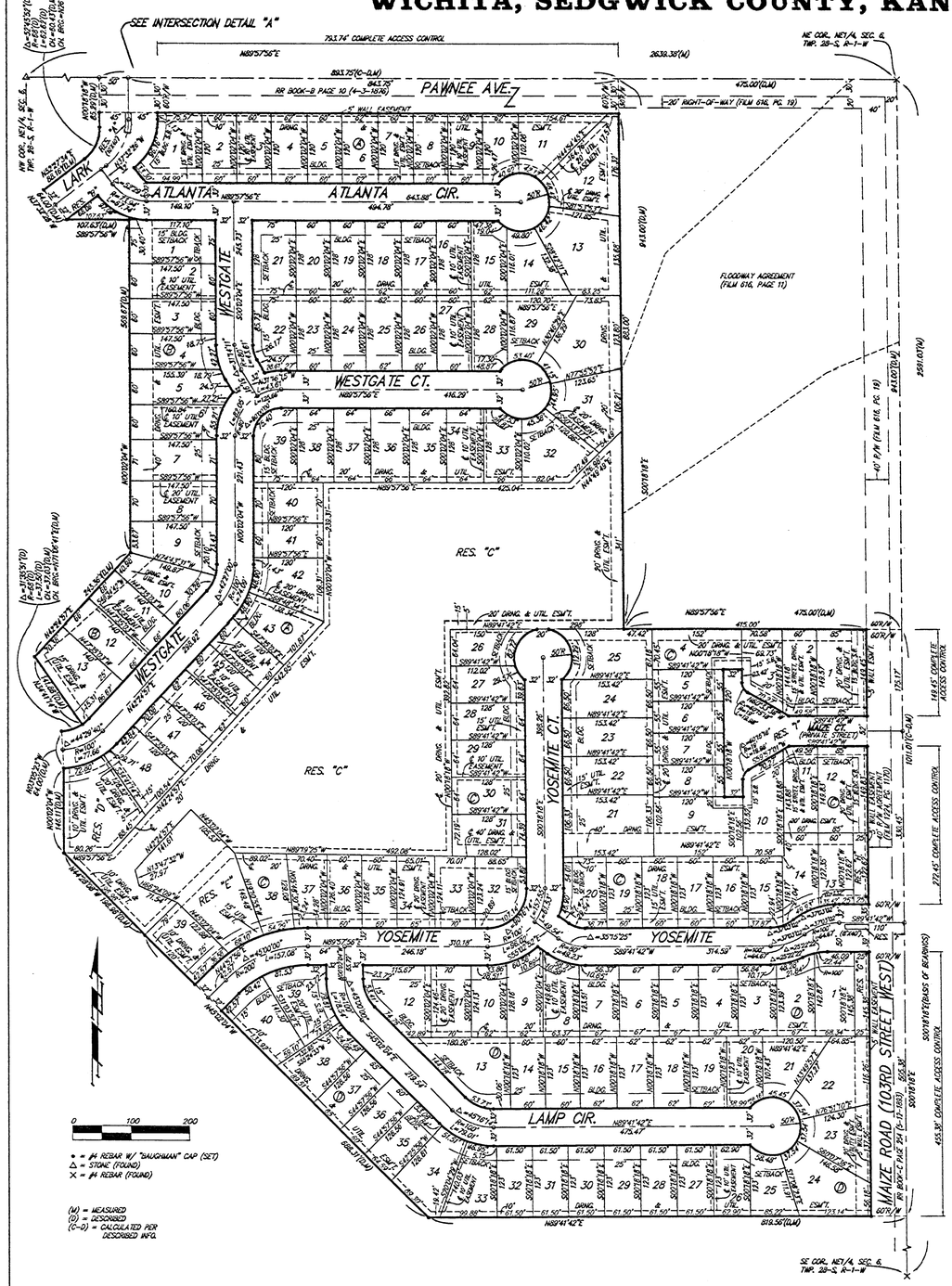
SOUTHERN RIDGE ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

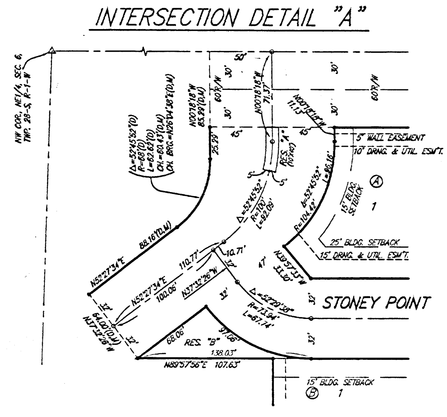


MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
31-48	A	1410
25-39	C	1410

BENCHMARK:
City of Wichita Benchmark Disc - SW Corner of the intersection of Pawnee & Maize Rd.
44' South of centerline
49.8' West of centerline
12' East of fence
65' SW of Sec. corner iron
Elev. = 1351.12 City Datum
1322.32 NGVD29

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, right-of-ways, 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 be allowed.

INTERSECTION DETAIL "A"



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 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 street, drainage, and utility easements are hereby granted as indicated for street related purposes, for drainage purposes, and for the construction and maintenance of all public utilities. 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 these easements. The streets are hereby dedicated to and for the use of the public. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. Reserves "A", and "F", are hereby reserved for streets, utilities, drainage, entry monuments, landscaping, signage, open space. Reserve "B" is hereby reserved for open space, parking, utilities, drainage purposes, and landscaping. Reserve "C" is hereby reserved for open space, landscaping, berms, sidewalks, lakes, drainage purposes, and utilities as confined to easement. Reserves "D" and "E" are hereby reserved for open space, parking, swimming pool and accessories, recreational activities, gazebos, landscaping, drainage purposes, utilities as confined to easements. Reserves "G" and "H" are hereby reserved for open space, landscaping, berms, drainage purposes, entry monuments, utilities as confined to easements, and private screening walls as confined to easements. Reserve "I" is hereby reserved for private streets, entry monuments, a guard house, a mechanical gate and related appurtenances, drainage purposes, utilities, landscaping, open space, berms, and shall provide access to or from Lots 1 through 12, inclusive, Block C. Reserves "A", "B", "C", "D", "E", "F", "G", "H", and "I" shall be owned and maintained by the applicable Homeowners Association for the addition. 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 5th day of NOVEMBER, 2002, by Jay W. Russell, Managing Member of Maize Road, L.L.C., on behalf of the limited liability company.

SUSAN K. MONETTE
Notary Public - State of Kansas
My Appt. Exp. 11-9-03

_____, Notary Public
Susan K. Monette

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

Stillwater National Bank & Trust Company

_____ President
John M. Frazee (Title)

State of Kansas)
Sedgwick County) SS
The foregoing instrument acknowledged before me, this 6th day of NOVEMBER, 2002, by JOHN M. FRAZEE, PRESIDENT of Stillwater National Bank & Trust Company, on behalf of the bank.

SUSAN K. MONETTE
Notary Public - State of Kansas
My Appt. Exp. 11-9-03

_____, Notary Public
Susan K. Monette

This plat of "SOUTHERN RIDGE 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_____, 2002.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair

_____, Secretary

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 ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the NE¼ of Sec. 6, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at the NE corner of said NE¼; thence S00°18'18"E along the east line of said NE¼, 1954.01 feet; thence S89°41'42"W, 819.56 feet; thence N45°02'04"W, 686.31 feet; thence N44°28'08"W, 196.96 feet; thence N00°02'04"W, 146.11 feet; thence N03°05'23"W, 64.00 feet to a point on a curve to the left; thence northeasterly along said curve, having a central angle of 31°35'51" and a radius of 68.00 feet, and arc distance of 37.50 feet, (having a chord length of 37.03 feet bearing N71°06'41"E); thence N34°41'14"W, 141.86 feet; thence N42°24'57"E, 243.36 feet; thence N00°02'04"W, 569.67 feet; thence S89°57'56"W, 107.63 feet; thence N37°32'26"W, 64.00 feet; thence N52°27'34"E, 88.16 feet to the P.C. of a curve to the left; thence northeasterly and northerly 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 N26°04'38"E), to the P.T. of said curve; thence N00°18'18"W, 85.29 feet to a point on the north line of said NE¼; thence N89°57'56"E along the north line of said NE¼, 1368.75 feet to the point of beginning, EXCEPT therefrom the following described tract: Beginning at the NE corner of said NE¼; thence southerly along the east line of said NE¼, on an assumed bearing of S00°00'00"E, (S00°18'18"E converted bearing), a distance of 943.00 feet; thence N89°43'49"W, (S89°57'56"W calculated bearing), 475.00 feet; thence N00°00'00"E, (N00°18'18"W converted bearing), 943.00 feet; thence S89°43'49"E, (N89°57'56"E calculated bearing), 475.00 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.

_____, Surveyor
Michael G. Conrey

MICHAEL G. CONREY
LS-571
REGISTERED
LAND SURVEYOR
KANSAS

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____ day of_____, 2002.

At the direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this_____ day of_____, 2002.

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

Entered on transfer record this_____ day of_____, 2002.

_____, 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_____, 2002 at_____ o'clock__M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 E.I.B. • WICHITA, KANSAS 67211
F:\PLAT\SOUTHERN RIDGE\DWG\SOUTHERNRIDGE1.DWG-MGC

30-11-04-03