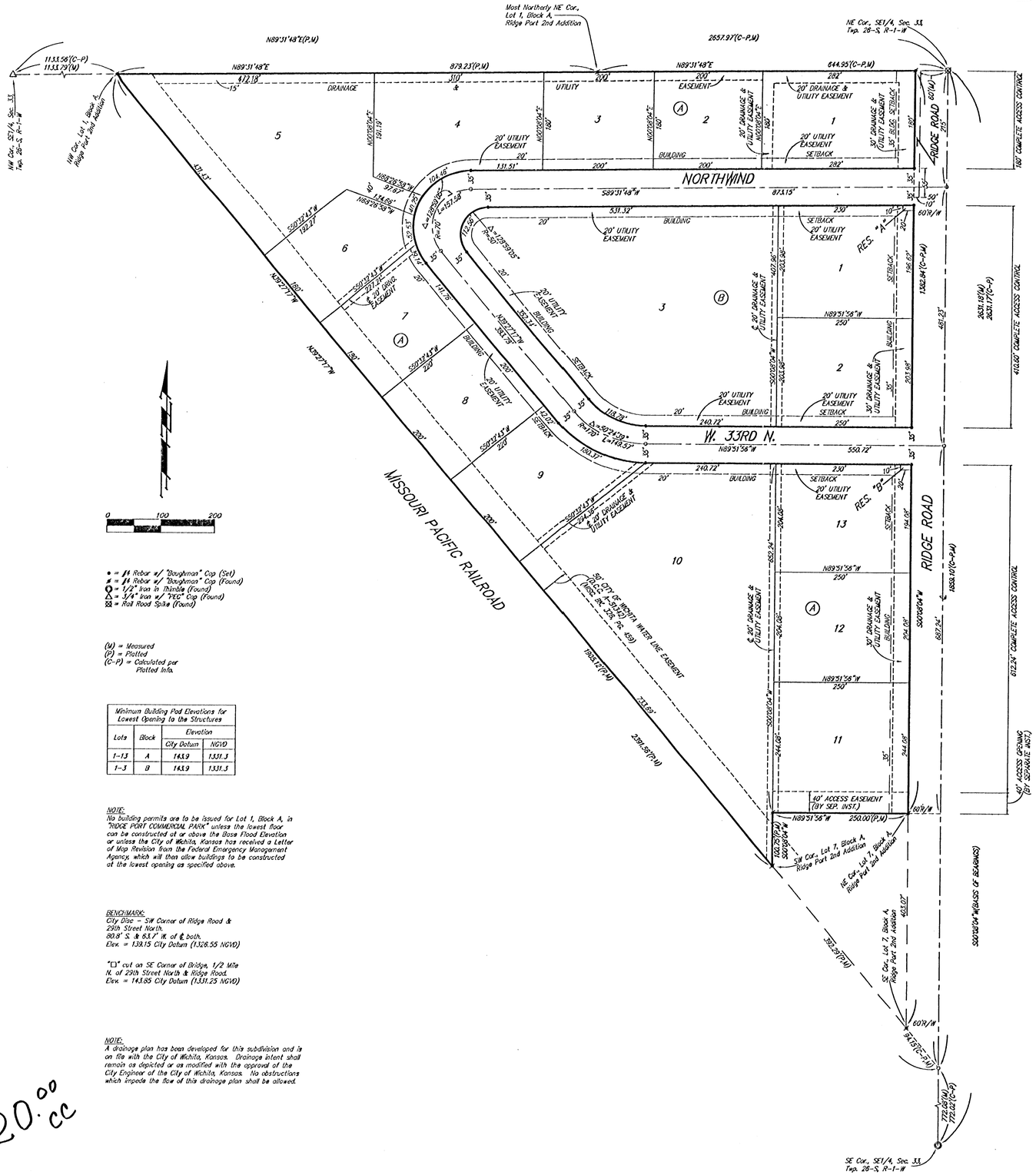
RIDGE PORT COMMERCIAL PARK
WICHITA, SEDGWICK COUNTY, KANSAS



• = #4 Rebar w/ "Baughman" Cap (Set)
ø = #4 Rebar w/ "Baughman" Cap (Found)
O = 1/2" Iron in Thimble (Found)
△ = 3/4" Iron w/ "PEC" Cap (Found)
⊠ = Rail Road Spike (Found)

(M) = Measured
(P) = Platted
(C-P) = Calculated per Platted Info.

Minimum Building Pad Elevations for Lowest Opening to the Structures			
Lots	Block	Elevation	
		City Datum	NGVD
1-13	A	143.9	1331.3
1-3	B	143.9	1331.3

NOTE:
No building permits are to be issued for Lot 1, Block A, in "RIDGE PORT COMMERCIAL PARK" unless the lowest floor can be constructed at or above the Base Flood Elevation or unless the City of Wichita, Kansas has received a Letter of Map Revision from the Federal Emergency Management Agency, which will then allow buildings to be constructed at the lowest opening as specified above.

BENCHMARK:
City Disc – SW Corner of Ridge Road & 29th Street North.
80.8' S. & 63.1' W. of ℄ both.
Elev. = 139.15 City Datum (1326.55 NGVD)

"□" cut on SE Corner of Bridge, 1/2 Mile N. of 29th Street North & Ridge Road.
Elev. = 143.85 City Datum (1331.25 NGVD)

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.

20.00 CC

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 PORT COMMERCIAL PARK", 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 Lots 1, 2, 3, 4, 5, and 6, inclusive, Block A, Ridge Port 2nd Addition, Wichita, Sedgwick County, Kansas, TOGETHER with that part of the SE1/4 of Sec. 33, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas lying northerly and northeasterly of Ridge Port 2nd Addition, Wichita, Sedgwick County, Kansas.

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

Baughman Company, P.A.

Michael G. Conrey, Surveyor
Michael G. Conrey
MICHAEL G. CONREY REGISTERED LS-971 KANSAS LAND SURVEYOR
12-21-2002

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 "RIDGE PORT COMMERCIAL PARK", 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 drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserves "A" and "B" are hereby reserved for signs, open space, streets, landscaping, drainage purposes, and utilities. Reserves "A" and "B" 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 on all Lots shall be 143.9 City Datum, (1331.3 NGVD).

RRGNL, L.L.C.

Jay W. Russell, Member

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 30TH day of APRIL, 2002, by Jay W. Russell, Member of RRGNL, L.L.C., on behalf of the limited liability company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2005

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2005

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

Conway Bank f/k/a The First National Bank

Chris A. Anderson, Exec VP (Title)
CHRIS A. ANDERSON

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 6TH day of MAY, 2002, by CHRIS A. ANDERSON, EXEC. V.P. (Title) of Conway Bank f/k/a The First National Bank, on behalf of the bank.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2005

Judith M. Terhune, Notary Public
JUDITH M TERHUNE

My App't. Exp. 11-7-2005

This plat of "RIDGE PORT COMMERCIAL PARK", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 21st day of February, 2002.
Wichita-Sedgwick County Metropolitan Area Planning Commission

J.D. Michaelis, Chair

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION SEAL KANSAS

Marvin S. Krout, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 18th day of June, 2002.

At the direction of the City Council

Chris Cherches, City Manager

Kathy Lenwardy for Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 20th day of May, 2002.

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

Entered on transfer record this 20th day of June, 2002.

Don Brace, 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 21st day of June, 2002 at 8:25 o'clock A.M. and is duly recorded.

#2097278

Bill Meek, Register of Deeds
Bill Meek by Linda Kizzire

Linda Kizzire, Deputy

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 313 ELLIS • WICHITA, KANSAS 67211

14 05 10 dd

RIDGE PORT COMMERCIAL PARK