

CLEAR RIDGE ADDITION

Wichita, Sedgwick County, Kansas



State of Kansas) SS
Sedgwick County)

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "CLEAR RIDGE ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The Northeast Quarter of Section 2, Township 28 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the east half of the east half of said quarter, AND EXCEPT that part described as beginning at the Northwest corner of said Northeast Quarter; thence N89°17'54"E along the north line of said Northeast Quarter, 1228.84 feet; thence S00°42'06"E, 60.00'; thence S09°13'52"W, 46.82 feet; thence S60°01'28"E, 221.92 feet; thence S22°10'57"W, 332.65 feet; thence S38°41'55"W, 234.78 feet; thence N86°24'07"W, 688.34 feet; thence S32°19'24"W, 147.73 feet; thence S63°58'56"W, 226.31 feet; thence S14°29'46"W, 151.88 feet; thence S55°03'36"W, 181.23 feet to the west line of said Northeast Quarter; thence N00°43'06"E along said west line, 1125.13 feet to the place of beginning.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

Ruggles & Bohm, P.A.

William K. Clevenger Land Surveyor



Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, Reserves and Streets, to be known as "CLEAR RIDGE ADDITION", Wichita, Sedgwick County, Kansas. Access Controls as indicated are hereby granted to the appropriate governing body. The streets are hereby dedicated to and for the use of the public. Utility Easements are hereby granted for the construction and maintenance of all public utilities. Drainage Easements are hereby granted to the public as indicated for drainage purposes. Reserves "A" and "B" are hereby reserved for irrigation, and entry features. Reserves "C" and "D" are hereby reserved for irrigation, walls, walks, lighting, signage, landscaping, berms, drainage, and utilities confined to easements. Reserves "I" and "J" are hereby reserved for irrigation, walls, walks, lighting berms, drainage, and utilities confined to easements. Reserves "E", "F", "G" and "H" are hereby reserved for irrigation, walls, gazebos, playground structures, picnic areas/ tables with canopies, walks, lighting, landscaping, berms, lakes, drainage, drainage structures, and utilities confined to easements. Reserve "K" is hereby reserved for walks, lighting, landscaping, drainage, drainage structures and utilities. The Reserves are to be owned and maintained by the Home Owners Association for the addition. The temporary turnaround easements on Spring Hollow and Wassall are hereby granted for the use of the public, and will expire upon extension of the street beyond the limits of this plat. A drainage plan has been developed for this plat; the property shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water.

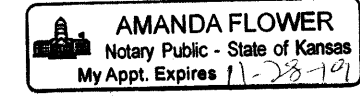
Stephen G. Miller
Sally E. Miller

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 4th day of August, 2017, by Stephen G. Miller and Sally E. Miller.

Notary Public

My appointment expires 11-28-2019



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

Garden Plain State Bank

Patrick F. Walden President

State of Kansas) SS
Sedgwick County)

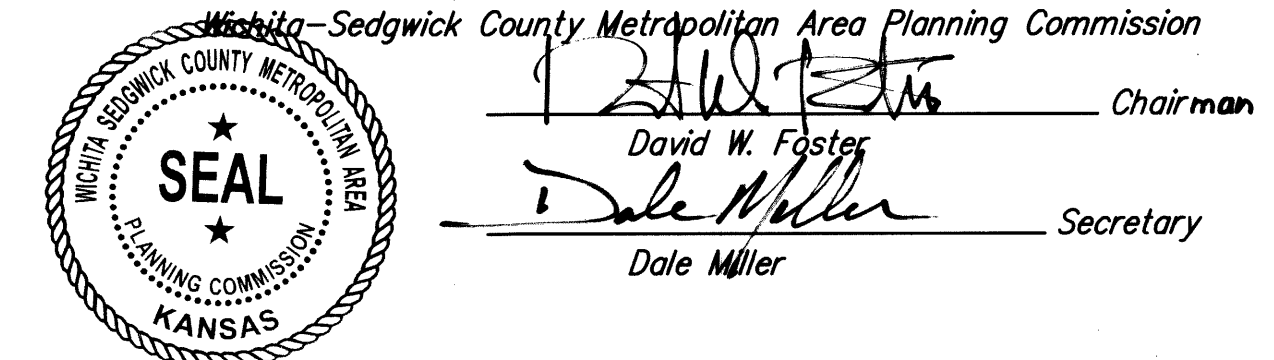
The foregoing instrument acknowledged before me this 4th day of August, 2017, by Patrick F. Walden, President of Garden Plain State Bank on behalf of the Bank.

Amy L. Hammond, Notary Public

My appointment expires 7/9/21

This plat of "CLEAR 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 23rd day of October, 2008.



This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 22 day of August, 2017.

At the Direction of the City Council
Jeff Longwell Mayor
Karen Sublett City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 9th day of August

Deputy County Surveyor
Sedgwick County Kansas

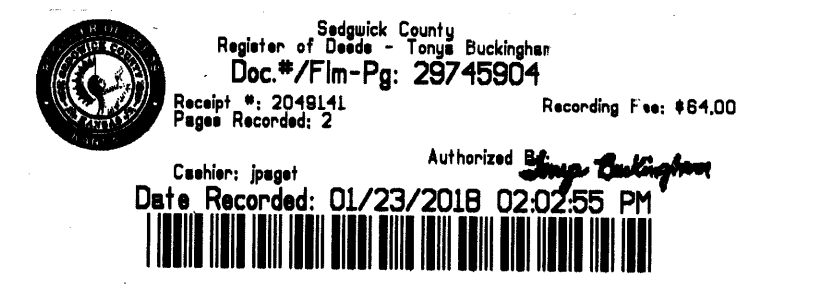
Entered on transfer record this 8th day of January, 2018
Kelly B. Arnold Clerk

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 23rd day of January, 2017, at 2:02:55 o'clock P.M., and is duly recorded.

Tonya Buckingham Register of Deeds

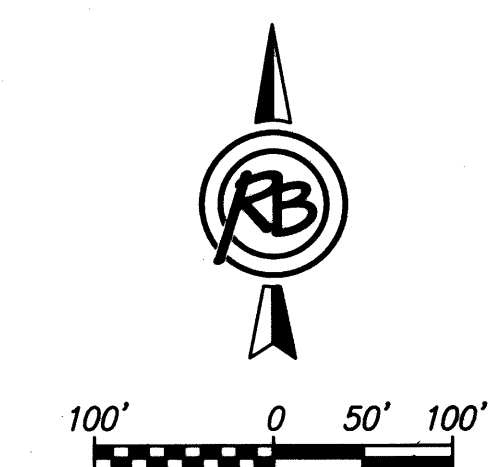
Judy J. Paget Deputy



FOR INFORMATION ONLY Sheet 24 of 25



BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB ON THE SOUTH END OF THE MEDIAN OF IRONSTONE, 55' N. OF THE CENTERLINE OF PAMNEE, SIERRA HILLS 2ND ADDITION, ELEVATION = 1320.03 (NAVD88, G12A)
ON-SITE BENCHMARK: SRB BRASS DISC 340' W. & 50' S. OF THE CENTERLINE INTERSECTION PAMNEE AVENUE & 143RD STREET EAST, ELEVATION = 1315.65 (NAVD88, G12A)



- 3/4" IRON PIPE (FOUND, ORIGIN UNKNOWN)
- 1/2" REBAR W/L.D. HIGH CAP (FOUND)
- 5/8" CAPPED REBAR (FOUND, ORIGIN UNKNOWN)
- 5/8" REBAR W/RUGGLES & BOHM CAP (SET)
- BENCHMARK

BLOCK	LOT NO.	ELEVATION (NAVD88)
4	13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28	1317.7
	1, 2, 3, 4, 5, 21, 22, 23, 24, 25, 26, 27, 28, 29	1320.7
6	6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20	1324.7
7	28, 29, 30	1319.7
7	33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44	1315.4
7	45, 46, 47, 48, 49, 50	1315.1

BLOCK	LOT NO.	ELEVATION (NAVD88)
4	3, 4, 5	1313.0
4	6, 7, 8, 9, 10, 11	1314.1
4	12, 13, 14	1315.0
4	31, 32, 33	1317.10
4	34, 35, 36	1318.0
6	1, 24, 25, 26, 27, 28, 29	1319.1
6	34, 35, 36	1318.0
7	34, 35, 36	1315.0