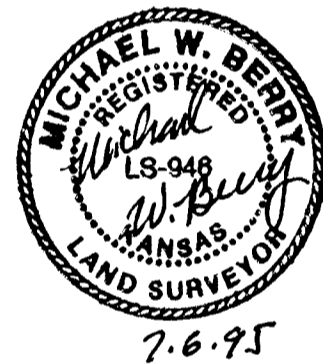


# NORTHRIDGE LAKES

## AN ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 22<sup>nd</sup> DAY OF July, 1995, I HAVE CAUSED TO BE SURVEYED AND PLATTED NORTHRIDGE LAKES, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND RESERVES. THE SAME BEING DESCRIBED AS:  
 A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE S0°21'33"W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1566 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN FILM 597, PAGE 726 AS FILED IN THE OFFICE OF THE REGISTER OF DEEDS, SEDGWICK COUNTY, KANSAS; THENCE N89°23'58"E ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 425.36 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE N00°21'33"E ALONG THE EAST LINE OF SAID TRACT AND ITS EXTENSION A DISTANCE OF 268.94 FEET; THENCE N89°29'48"E A DISTANCE OF 2205.46 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE S0°35'58"W ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1327.08 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE S89°36'01"W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 2625.17 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE N0°21'33"E ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1052.56 FEET TO THE POINT OF BEGINNING. EXCEPT EXISTING RIGHT-OF-WAY. TOGETHER WITH LOT 1, BLOCK 5, REFLECTION RIDGE 7TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, AND A PORTION OF RESERVE "F" IN SAID ADDITION DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF RESERVE "F"; THENCE BEARING S0°35'58"W ALONG THE WEST LINE OF SAID RESERVE "F" A DISTANCE OF 60.00 FEET; THENCE N68°19'03"E A DISTANCE OF 145.90 FEET TO THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK 5, IN SAID ADDITION; THENCE N5°06'55"E A DISTANCE OF 111.85 FEET TO A POINT IN THE NORTHERLY LINE OF SAID RESERVE "F"; THENCE ALONG SAID LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 210.00 FEET AND A CHORD OF 16.42 FEET BEARING N47°33'35"W THROUGH A CENTRAL ANGLE OF 4°28'51" AN ARC DISTANCE OF 16.42 FEET TO THE MOST EASTERLY CORNER OF LOT 1, BLOCK 5, IN SAID REFLECTION RIDGE 7TH ADDITION; THENCE S44°40'51"W ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 110.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE N89°24'02"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.



*Michael W. Berry*  
 MICHAEL W. BERRY, R.L.S. NO. 968  
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, AND RESERVES, THE SAME TO BE KNOWN AS NORTHRIDGE LAKES, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, AND DRAINAGE ARE HEREBY GRANTED.

THE TEMPORARY CUL-DE-SAC SHALL EXPIRE AT THE TIME PEPPER RIDGE IS EXTENDED NORTH.

THE FIVE-FOOT WALL EASEMENT ALONG THE WEST LINE OF BLOCKS 1 AND 2, THE NORTH LINE OF LOTS 12, 13, AND 14, BLOCK 1, THE WEST LINE OF RESERVES "A", "C", AND "D", AS SHOWN, IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENTS.

RESERVES "A", "C", AND "D" ARE HEREBY PLATTED FOR LANDSCAPING, WALLS, ENTRY MONUMENTS, WALKS, AND UTILITIES CONFINED TO EASEMENTS.

RESERVE "B" AND "M" ARE HEREBY PLATTED FOR LANDSCAPING, ENTRY MONUMENTS, AND UTILITIES CONFINED TO EASEMENTS.

RESERVE "E" AND "L" ARE HEREBY PLATTED FOR CONSTRUCTION AND MAINTENANCE OF GOLF COURSE, LANDSCAPING, CART PATHS, TEES, AND GOLF COURSE RELATED FACILITIES. RESERVE "E" IS ALSO HEREBY PLATTED FOR UTILITY EASEMENT. RESERVE "E" AND "L" SHALL BE OWNED AND MAINTAINED BY REFLECTION RIDGE GOLF CORP., INC. A KANSAS CORPORATION, ITS SUCCESSORS OR ASSIGNS.

RESERVES "F" THROUGH "K" ARE HEREBY PLATTED FOR LANDSCAPING, WALKS, LAKES, DRAINAGE STRUCTURES, DRAINAGE, RECREATIONAL FACILITIES AND UTILITIES CONFINED TO EASEMENTS.

RESERVES "A" THROUGH "D" AND "F" THROUGH "K" AND "M" SHALL BE SUBJECT TO RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE ONE OR MORE HOMEOWNERS' ASSOCIATIONS TO BE FORMED WITHIN NORTHRIDGE LAKES.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM TYLER ROAD OVER AND ACROSS THE WEST LINE OF LOTS 6 THROUGH 12, BLOCK 1, WEST LINE OF LOT 1, BLOCK 2 AND WEST LINE OF RESERVE "A" AND RESERVE "C", AS SHOWN, ARE HEREBY GRANTED TO THE CITY OF WICHITA.

MINIMUM PAD ELEVATION (LOWEST OPENING) AS FOLLOWS:

BLOCK 3  
 LOTS 20 THROUGH 27 ELEV. = 1349.5 M.S.L. = 162.1 CITY DATUM  
 LOTS 33, 34, 39, AND 40 ELEV. = 1350.5 M.S.L. = 163.1 CITY DATUM  
 LOTS 35 THROUGH 38 ELEV. = 1344.6 M.S.L. = 157.2 CITY DATUM

BLOCK 4  
 LOTS 1 THROUGH 9 ELEV. = 1357.0 M.S.L. = 169.6 CITY DATUM  
 LOTS 19 THROUGH 25 ELEV. = 1357.0 M.S.L. = 169.6 CITY DATUM  
 LOTS 44 THROUGH 48 ELEV. = 1357.0 M.S.L. = 169.6 CITY DATUM  
 LOTS 50 THROUGH 53 ELEV. = 1357.0 M.S.L. = 169.6 CITY DATUM

BLOCK 5  
 LOTS 17 THROUGH 25 ELEV. = 1338.4 M.S.L. = 151.0 CITY DATUM

OWNER:  
 NORTHRIDGE LAKES, INC.

BY: *Marvin Schellenberg*  
 MARVIN SCHELLENBERG, PRESIDENT

OWNERS:  
 E. LEO KASTENS AND BURCHIE L. KASTENS (HUSBAND AND WIFE)  
*E. Leo Kastens* *Burchie L. Kastens*  
 E. LEO KASTENS BURCHIE L. KASTENS

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

BE IT REMEMBERED ON THIS 22<sup>nd</sup> DAY OF July, 1995, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME MARVIN SCHELLENBERG, PRESIDENT, NORTHRIDGE LAKES, INC. TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

*Gary L. Wiley*  
 GARY L. WILEY, NOTARY PUBLIC

MY COMMISSION EXPIRES Jan 15, 1997



STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

BE IT REMEMBERED ON THIS 22<sup>nd</sup> DAY OF July, 1995, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME E. LEO KASTENS AND BURCHIE L. KASTENS, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

*Gary L. Wiley*  
 GARY L. WILEY, NOTARY PUBLIC

MY COMMISSION EXPIRES Jan 15, 1997



THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 25<sup>th</sup> DAY OF May, 1995.

*John W. McKay, Jr.*  
 JOHN W. MCKAY, JR., CHAIRMAN

*Marvin S. Kroat*  
 MARVIN S. KROAT, SECRETARY



THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS 25<sup>th</sup> DAY OF JULY, 1995.

*Bob Knight*  
 BOB KNIGHT, MAYOR

*Pat Burnett*  
 PAT BURNETT, DEPUTY CITY CLERK

ENTERED ON TRANSFER RECORD THIS 4<sup>th</sup> DAY OF August, 1995.

*Susan E. Crummett-Spoon*  
 SUSAN E. CRUMMETT-SPOON, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT Wichita ON THIS 7<sup>th</sup> DAY OF August, 1995.

*Pat Kettiler*  
 PAT KETTLER, REGISTER OF DEEDS

*Ed Resa*  
 ED RESA, DEPUTY



#1469032



<b>YOUNG &amp; ASSOCIATES, P.A.</b> Civil and Environmental Engineers		100 South Georgia Derby, Kansas, 67037 Tel: (316) 798-2552 Fax: (316) 798-4408
City of Wichita Sedgwick County, Kansas		
<b>PLAT</b>		
NORTHRIDGE LAKES ADDITION		
City Project No.:	Plot Engr: P.E.C., Wichita, Ks.	
Plot Date: August 7, 1995	Scale: 1" = 100'	
	Sheet No. 6 of 27	

FILE: NORTHRIDGE LAKES 8/07/95 11:07 4230MM 212