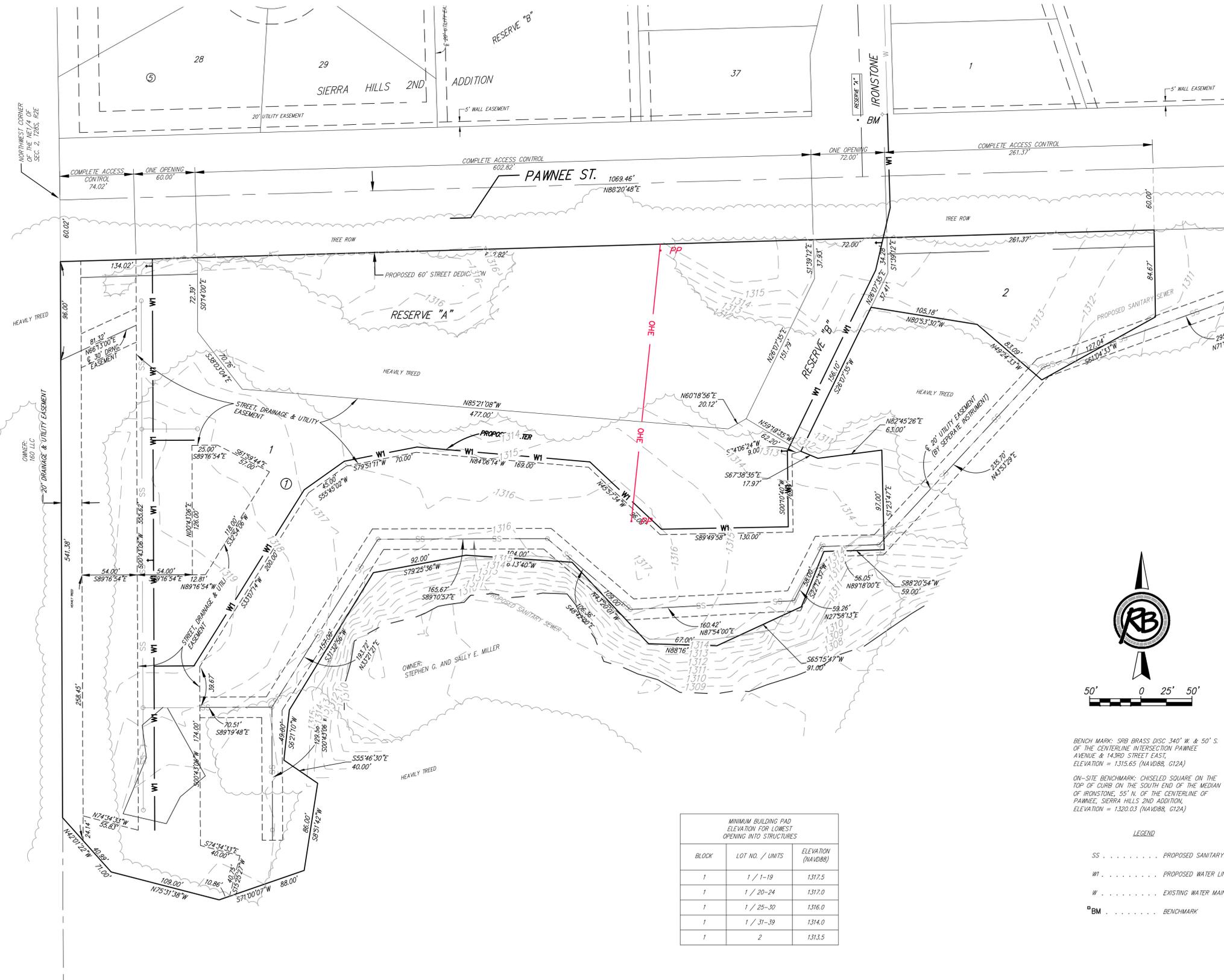


# Preliminary Plat

## CLEAR RIDGE TOWNHOMES

### an Addition to Wichita, Sedgwick County, Kansas



**LEGAL DESCRIPTION:**  
 That part of the NE1/4 of Sec. 2, T28S, R2E of the 6th P.M., Sedgwick County, Kansas, described as beginning at the Northwest corner of said Northeast Quarter; thence N89°17'54"E along the north line of said Northeast Quarter, 1069.46 feet; thence S00°00'04"W, 144.68 feet; thence S62°01'39"W, 127.04 feet; thence N48°27'28"W, 83.09 feet; thence N79°56'25"W, 105.18 feet; thence S27°04'40"W, 156.10 feet; thence S66°41'30"E, 17.97 feet; thence N83°42'31"E, 63.00 feet; thence S00°26'41"E, 97.00 feet; thence S89°18'00"W, 59.00 feet; thence S23°09'43"W, 58.00 feet; thence S66°12'52"W, 91.00 feet; thence N87°19'39"W, 67.00 feet; thence N42°22'55"W, 109.00 feet; thence N85°16'34"W, 104.00 feet; thence S80°22'41"W, 92.00 feet; thence S32°30'02"W, 157.00 feet; thence S07°18'16"W, 49.00 feet; thence S54°49'24"E, 40.00 feet; thence S09°48'47"W, 86.00 feet; thence S71°57'12"W, 88.00 feet; thence N74°34'33"W, 109.00 feet; thence N41°04'17"W, 71.00 feet to the west line of said NE1/4; thence N00°43'06"E along said west line, 601.40 feet to the place of beginning.

**OWNER:**  
 Stephen G. and Sally E. Miller  
 P.O. Box 780789  
 Wichita, KS 67278

(316) 259-2377

**SURVEYOR & ENGINEER:**  
 Ruggles & Bohm P.A.

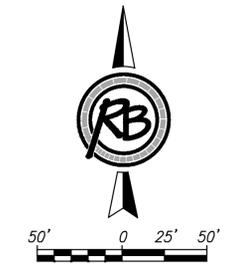
**PROPOSED ZONING:**  
 SAME

**EXISTING ZONING:**  
 Property to the northwest is zoned NR. Property to the north is zoned SF-5. Subject property is zoned MF-18 and SF-20. The rest of the surrounding property is zoned SF-20. Existing use vacant ground.

**EXISTING FLOOD ZONE:**  
 According to the FEMA/FIRM Map No. 20173C0395E, effective February 2, 2007; the property shown hereon is located in Zones AE and X.

**GROSS AREA:**  
 418,772.5 Sq. Ft.±  
 9.61 Acres±

**DATE OF TOPOGRAPHY:**  
 JUNE 22, 2016

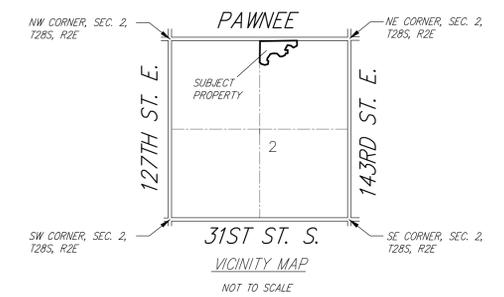


BENCHMARK: SRB BRASS DISC 340" W. & 50" S. OF THE CENTERLINE INTERSECTION PAWNEE AVENUE & 143RD STREET EAST, ELEVATION = 1315.65 (NAVD88, G12A)  
 ON-SITE BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB ON THE SOUTH END OF THE MEDIAN OF IRONSTONE, 55' N. OF THE CENTERLINE OF PAWNEE, SIERRA HILLS 2ND ADDITION,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

**LEGEND**

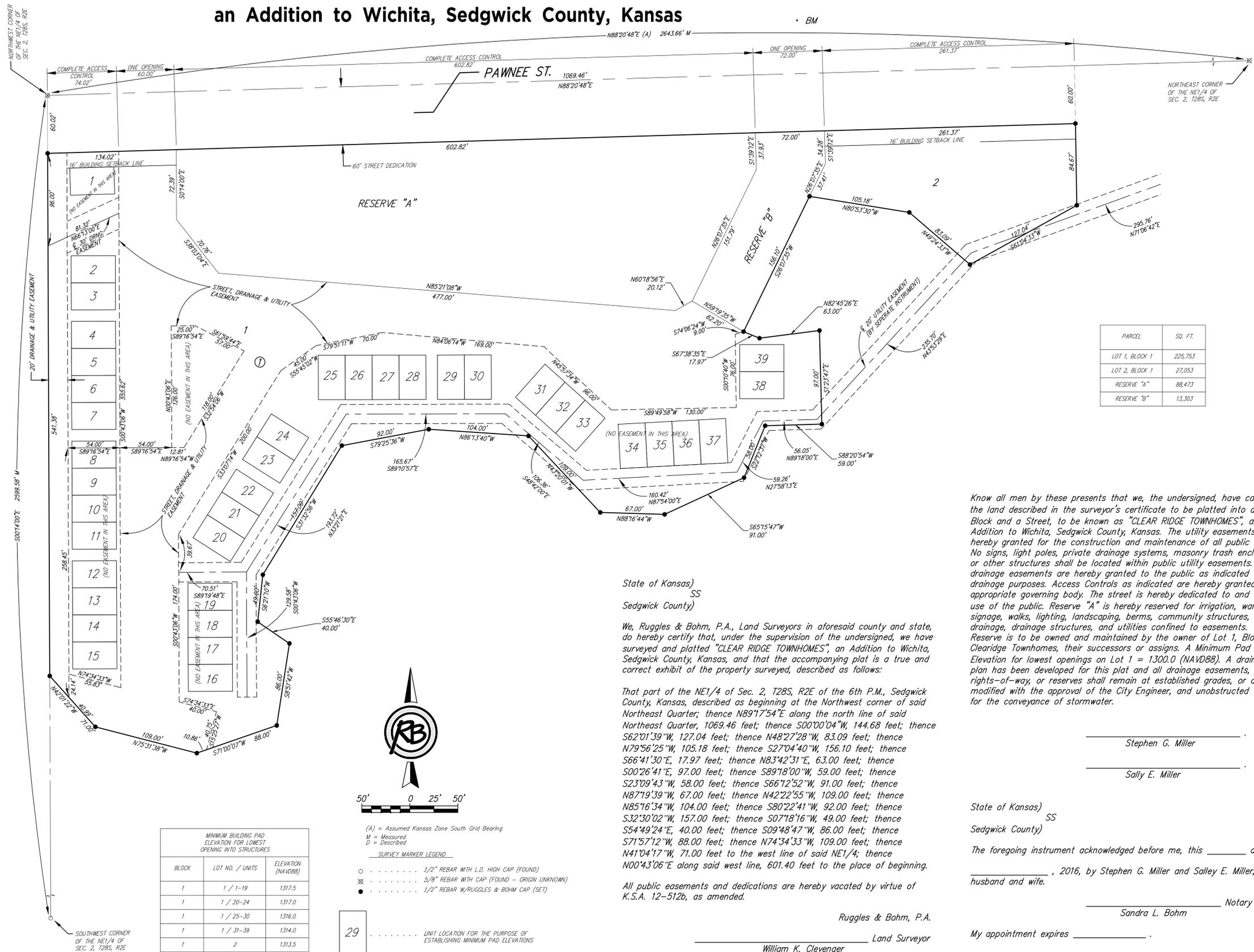
- SS . . . . . PROPOSED SANITARY SEWER
- WT . . . . . PROPOSED WATER LINE
- W . . . . . EXISTING WATER MAIN (CITY OF WICHITA)
- BM . . . . . BENCHMARK

BLOCK	LOT NO. / UNITS	ELEVATION (NAVD88)
1	1 / 1-19	1312.5
1	1 / 20-24	1317.0
1	1 / 25-30	1316.0
1	1 / 31-39	1314.0
1	2	1313.5



# CLEAR RIDGE TOWNHOMES

an Addition to 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 TOWNHOMES", an Addition to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

That part of the NE1/4 of Sec. 2, T28S, R2E of the 6th P.M., Sedgwick County, Kansas, described as beginning at the Northwest corner of said Northeast Quarter, 1069.46 feet; thence S00°00'04"W, 144.68 feet; thence S62°01'39"W, 127.04 feet; thence N48°27'28"W, 83.09 feet; thence N79°56'25"W, 105.18 feet; thence S27°04'40"W, 156.10 feet; thence S66°41'30"E, 17.97 feet; thence N83°42'31"E, 63.00 feet; thence S00°26'41"E, 97.00 feet; thence S89°18'00"W, 59.00 feet; thence S23°09'43"W, 58.00 feet; thence S66°12'52"W, 91.00 feet; thence N87°19'39"W, 67.00 feet; thence N42°22'55"W, 109.00 feet; thence N85°16'34"W, 104.00 feet; thence S80°22'41"W, 92.00 feet; thence S32°30'02"W, 157.00 feet; thence S07°18'16"W, 49.00 feet; thence S54°49'24"E, 40.00 feet; thence S09°48'47"W, 86.00 feet; thence S71°57'12"W, 88.00 feet; thence N74°34'33"W, 109.00 feet; thence N41°04'17"W, 71.00 feet to the west line of said NE1/4; thence N00°43'06"E along said west line, 601.40 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

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

Garden Plain State Bank

Patrick F. Walden President/CEO

State of Kansas) SS  
Sedgwick County)  
The foregoing instrument acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Patrick F. Walden, President/CEO of Garden Plain State Bank, on behalf of the Bank.  
\_\_\_\_\_, Notary Public  
My appointment expires \_\_\_\_\_.

This plat of "CLEAR RIDGE TOWNHOMES", an Addition to 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 \_\_\_\_\_, 2016.  
Wichita-Sedgwick County Metropolitan Area Planning Commission  
Carol Chapman Neugent Chair  
Dale Miller Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 2016.  
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 \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
Tricia L. Robello, LS #1246 Deputy County Surveyor  
Sedgwick County Kansas

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 2016.  
Kelly B. Arnold County 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 \_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_\_ o'clock \_\_ M, and is duly recorded.

Tonya Buckingham Register of Deeds  
Judy J. Paget Deputy

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lot, a Block and a Street, to be known as "CLEAR RIDGE TOWNHOMES", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements. The drainage easements are hereby granted to the public as indicated for drainage purposes. Access Controls as indicated are hereby granted to the appropriate governing body. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for irrigation, walls, signage, walks, lighting, landscaping, berms, community structures, lakes, drainage, drainage structures, and utilities confined to easements. The Reserve is to be owned and maintained by the owner of Lot 1, Block 1, Clearidge Townhomes, their successors or assigns. A Minimum Pad Elevation for lowest openings on Lot 1 = 1300.0 (NAVD88). A drainage plan has been developed for this plat and all drainage easements, rights-of-way, or reserves shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.

Stephen G. Miller  
Sally E. Miller

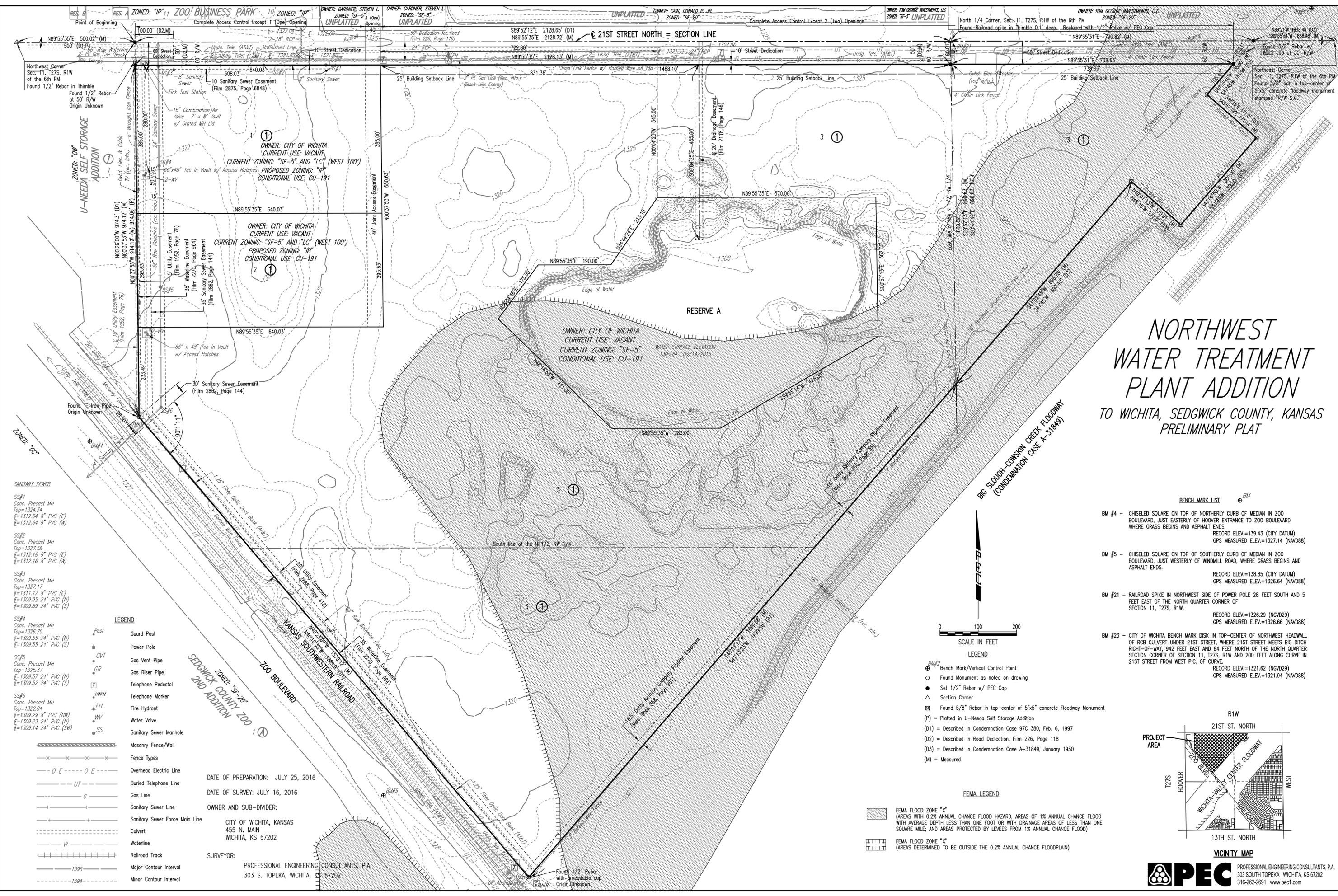
State of Kansas) SS  
Sedgwick County)  
The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Stephen G. Miller and Salley E. Miller, husband and wife.

Sandra L. Bohm Notary Public

My appointment expires \_\_\_\_\_.

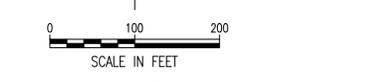


# NORTHWEST WATER TREATMENT PLANT ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS PRELIMINARY PLAT



**BENCH MARK LIST**

BM #	Description	RECORD ELEV.	(CITY DATUM)	GPS MEASURED ELEV.	(NAVD88)
BM #4	CHISELED SQUARE ON TOP OF NORTHERLY CURB OF MEDIAN IN ZOO BOULEVARD, JUST EASTERLY OF HOOPER ENTRANCE TO ZOO BOULEVARD WHERE GRASS BEGINS AND ASPHALT ENDS.	139.43		1327.14	
BM #5	CHISELED SQUARE ON TOP OF SOUTHERLY CURB OF MEDIAN IN ZOO BOULEVARD, JUST WESTERLY OF WINDMILL ROAD, WHERE GRASS BEGINS AND ASPHALT ENDS.	138.85		1326.64	
BM #21	RAILROAD SPIKE IN NORTHWEST SIDE OF POWER POLE 28 FEET SOUTH AND 5 FEET EAST OF THE NORTH QUARTER CORNER OF SECTION 11, T27S, R1W.	1326.29		1326.66	
BM #23	CITY OF WICHITA BENCH MARK DISK IN TOP-CENTER OF NORTHWEST HEADWALL OF RCB CULVERT UNDER 21ST STREET, WHERE 21ST STREET MEETS BIG DITCH RIGHT-OF-WAY, 942 FEET EAST AND 84 FEET NORTH OF THE NORTH QUARTER SECTION CORNER OF SECTION 11, T27S, R1W AND 200 FEET ALONG CURVE IN 21ST STREET FROM WEST P.C. OF CURVE.	1321.62		1321.94	



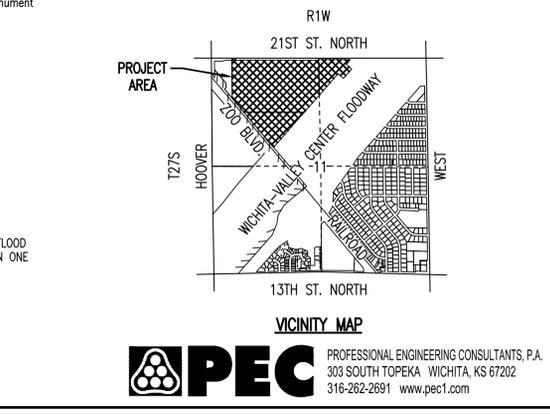
**LEGEND**

Post	Guard Post
Power Pole	Power Pole
GVT	Gas Vent Pipe
GR	Gas Riser Pipe
Telephone Pedestal	Telephone Pedestal
Telephone Marker	Telephone Marker
Fire Hydrant	Fire Hydrant
Water Valve	Water Valve
Sanitary Sewer Manhole	Sanitary Sewer Manhole
Masonry Fence/Wall	Masonry Fence/Wall
Fence Types	Fence Types
Overhead Electric Line	Overhead Electric Line
Buried Telephone Line	Buried Telephone Line
Gas Line	Gas Line
Sanitary Sewer Line	Sanitary Sewer Line
Sanitary Sewer Force Main Line	Sanitary Sewer Force Main Line
Culvert	Culvert
Waterline	Waterline
Railroad Track	Railroad Track
Major Contour Interval	Major Contour Interval
Minor Contour Interval	Minor Contour Interval

DATE OF PREPARATION: JULY 25, 2016  
 DATE OF SURVEY: JULY 16, 2016  
 OWNER AND SUB-DIVIDER:  
 CITY OF WICHITA, KANSAS  
 455 N. MAIN  
 WICHITA, KS 67202  
 SURVEYOR:  
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.  
 303 S. TOPEKA, WICHITA, KS 67202

**FEMA LEGEND**

(Symbol: Stippled area)	FEMA FLOOD ZONE "X" (AREAS WITH 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD)
(Symbol: Dotted area)	FEMA FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)



Saved 07-22-2016 10:37:59 AM by JIS  
 Plot Scale 1:1 07-25-2016 8:54:05 AM by JOSH SULLIVAN  
 U:\Mech-CAD\2015\15245\001\Wm\Drawings\15245-001\_One\_Sep\_Prelim\_Plat

