

EDGE WATER 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "EDGE WATER 2ND ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13, Block D,
TOGETHER with all of Reserves "A" and "B", Edge Water Addition, Wichita,
Sedgwick County, Kansas, TOGETHER with that part of Reserve "D" as platted
in said Edge Water Addition lying southeast of and abutting the following
described line: Commencing at the southeast corner of Lot 1 in said Block C,
said southeast corner also being on the westerly right-of-way line of Sunny Ln
as dedicated in said Edge Water Addition; thence N67°55'52"E along the
northeasterly extension of the southeast line of said Lot 1, 64.00 feet to a
point on the easterly right-of-way line of said Sunny Ln, said point also being
on the west line of said Reserve "D"; and for a point of beginning; thence
continuing N67°55'52"E along the northeasterly extension of the southeast line
of said Lot 1, 52.27 feet to a point on the west line of Lot 4 in said Block D,
said point being S19°05'36"E, 38.48 feet from the northwest corner of said Lot 4,
and for a point of termination, TOGETHER with that part of Reserve "H" as
platted in said Edge Water Addition described as follows: Beginning at the
southeast corner of Lot 1, Block C, in said Edge Water Addition, said southeast
corner also being a deflection corner in the east line of said Reserve "H";
thence southeasterly along the east line of said Reserve "H", being a curve to
the left, through a central angle of 07°25'13" and having a radius of 1532.00
feet, an arc distance of 198.41 feet, (having a chord length of 198.27 feet
bearing S25°46'45"E), to a point of compound curvature in said east line;
thence southeasterly along the east line of said Reserve "H", being a tangent
curve to the left, having a central angle of 10°09'10" and having a radius of
492.00 feet, an arc distance of 85.41 feet, (having a chord length of 85.30
feet bearing S34°33'56"E), to the southeast corner of said Reserve "H"; thence
S46°33'04"W along the south line of said Reserve "H", 24.50 feet to a point
of curvature of a tangent curve to the right in said south line; thence
southwesterly along said curve, through a central angle of 35°48'51" and having
a radius of 318.00 feet, an arc distance of 198.77 feet, (having a chord
length of 195.55 feet bearing S64°27'30"W), to the southeast corner of Lot 54
in said Block C; thence N07°38'05"W along the east line of said Lot 54, and
along the south line of said Reserve "H", 127.68 feet to the northeast corner
of said Lot 54; thence N18°01'36"W, 178.70 feet to the southwest corner of
Lot 1 in said Block C; thence N67°55'52"E along the southeast line of said Lot
1, 142.29 feet to the point of beginning, TOGETHER with all of the most
easterly Kollmeyer Ct as dedicated in said Edge Water Addition, TOGETHER with
that part of Kollmeyer as dedicated in said Edge Water Addition lying east of
and abutting the following described line: Beginning at the southeast corner
of Lot 54 in said Block C; thence S07°38'05"E along the southerly extension
of the east line of said Lot 54, 64.00 feet to a point on the north line of Lot
115 in said Block A, and for a point of termination, TOGETHER with that part
of Sunny Ln as dedicated in said Edge Water Addition lying southeast of and
abutting the following described line: Beginning at the southeast corner of Lot
1 in said Block C, said southeast corner also being on the westerly
right-of-way line of said Sunny Ln; thence N67°55'52"E along the
northeasterly extension of the southeast line of said Lot 1, 64.00 feet to a
point on the easterly right-of-way line of said Sunny Ln, and for a point of
termination, TOGETHER with that part of Bachman Ct as dedicated in said
Edge Water Addition lying southeast of and abutting the following described
line: Beginning at the northwest corner of Lot 13 in said Block D; thence
S70°54'24"W along the southwesterly extension of the northwest line of said
Lot 13, 58.00 feet to a point on the northeast line of Lot 4 in said Block D,
and for a point of termination.

Existing public easements, building setbacks,
access controls, and dedications, if any, being
vacated by virtue of K.S.A. 12-512b, as amended.
Baughman Company, P.A.

Michael G. Conroy, Surveyor
Michael G. Conroy, Registered Professional Surveyor
LS-971
NO SURVEYING
15-2016

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 "EDGE WATER 2ND
ADDITION", 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 wall easement is 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 this easement. The streets
are hereby dedicated to and for the use of the public. Reserve "A" is
hereby reserved for entry monuments, landscaping, drainage purposes, open
space, utilities, and streets. The public shall not bear the cost of any repair
or replacement of improvements within said Reserve "A" adversely affected by
street construction, repair, or maintenance. Reserve "B" is hereby reserved
for open space, landscaping, drainage purposes, gazebos, entry monuments,
lakes, screening walls, and sidewalks. Reserve "C" is hereby reserved for
entry monuments, open space, landscaping, drainage purposes, screening walls,
and sidewalks. Reserve "D" is hereby reserved for open space, landscaping,
gazebos, lakes, sidewalks, utilities as confined to easements, and drainage
purposes. Reserves "A", "B", "C", and "D" shall be owned and maintained by
the homeowners 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 Minimum Building Pad Elevations for the lowest opening
to the structures shall be as indicated on the face of the plat.

R & R Realty, LLC,
a Kansas limited liability company
Joy W. Russell, Manager
Kevin M. Mullen, President of Ritchie Associates, Inc., Manager
Julie Frazier, President
Edgewater Homeowners' Association,
a Kansas not-for-profit corporation

This plat of "EDGE WATER 2ND ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this 17th day of SEPTEMBER 2015
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 11th day of June, 2016.
Jeff Longwell, Mayor
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this 10th day of July, 2016.
Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas
Entered on transfer record this 22nd day
of June, 2016.
Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this 22nd day
of June, 2016 at 2:30 o'clock P.M.; and is duly recorded.
Tonya Buckingham, Register of Deeds

We the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "EDGE WATER
2ND ADDITION", Wichita, Sedgwick County, Kansas.
Brad E. Yaeger, F.V.P.
BRAD E. YAEGER

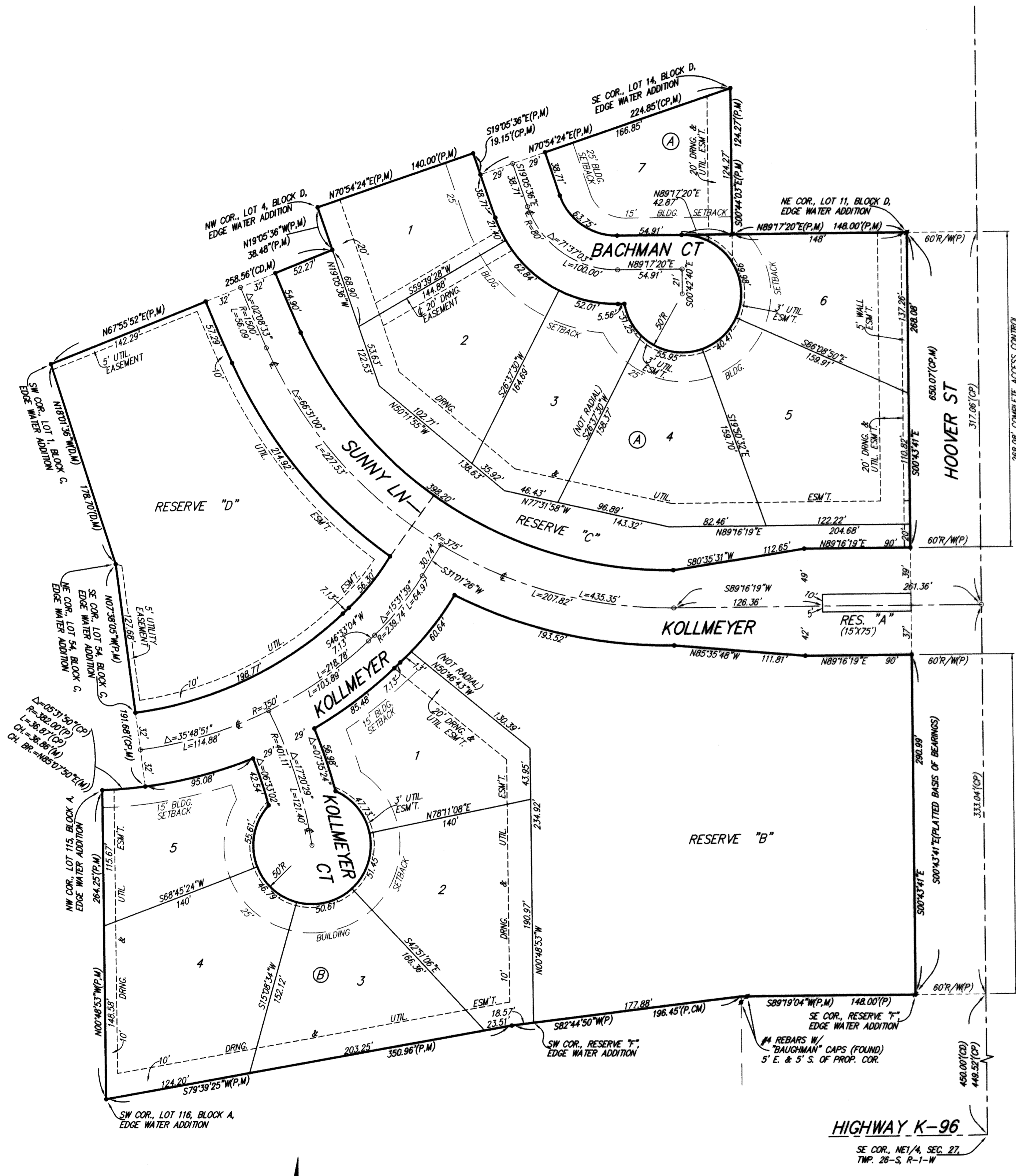
State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 6th day of May, 2016, by Brad Yaeger,
E.V.P. of Legacy Bank, on behalf of the bank.
Shawnanna M. Lebeda, Notary Public
My App'l. Exp. 01/25/18

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this 3rd day of MAY, 2016, by Jay W. Russell, Manager of
R & R Realty, LLC, a Kansas limited liability company, on behalf of the
limited liability company.
Judith M. Terhune, Notary Public
My App'l. Exp. 11-1-17

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this 4th day of May, 2016, by Kevin M. Mullen, President of
Ritchie Associates, Inc., as Manager of R & R Realty, LLC, a Kansas limited
liability company, on behalf of the limited liability company.
Heidi Jeffries, Notary Public
My App'l. Exp. 1-14-2018

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this 9th day of May, 2016, by Julie Frazier, President of
Edgewater Homeowners' Association, a Kansas not-for-profit corporation,
on behalf of the corporation.
Brenda J. Wright, Notary Public
My App'l. Exp. 8-12-17

NOTARY PUBLIC - State of Kansas
BRENDA J. WRIGHT
My App'l. Expires 8-12-17
Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



MINIMUM BUILDING PAD ELEVATIONS FOR
LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION NGVD29
1, 2	B	1336.0

BENCHMARK:
RAILROAD SPIKE IN WEST FACE OF POWER POLE,
50' NORTHEAST OF THE SOUTHEAST CORNER OF
RESERVE "C", EDGE WATER 2ND ADDITION.
ELEVATION = 1335.24 (NGVD29)

* - #4 REBAR W/ "BAUGHMAN" CAP (SET)
 * - #4 REBAR W/ "BAUGHMAN" CAP (FOUND)

(M) = MEASURED
 (D) = DESCRIBED
 (P) = PLATTED
 (CM) = CALCULATED PER MEASURED INFO.
 (CD) = CALCULATED PER DESCRIBED INFO.
 (CP) = CALCULATED PER PLATTED INFO.

NOTE:
EXISTING PERMANENT STORMWATER DRAINAGE & DETENTION
BASIN IMPROVEMENTS EASEMENTS, (DOC # PLM-DC: 29068994
& DOC # PLM-DC: 29105381), AFFECT RESERVE "D", EDGE
WATER 2ND ADDITION AND OTHER ADJACENT PROPERTY.

NOTE:
A drainage plan has been developed for the plat and all
drainage easements, right-of-way, or reserves shall
remain at established grades or as modified with the
approval of the applicable City or County Engineer and
unobstructed to allow for the conveyance of stormwater.

