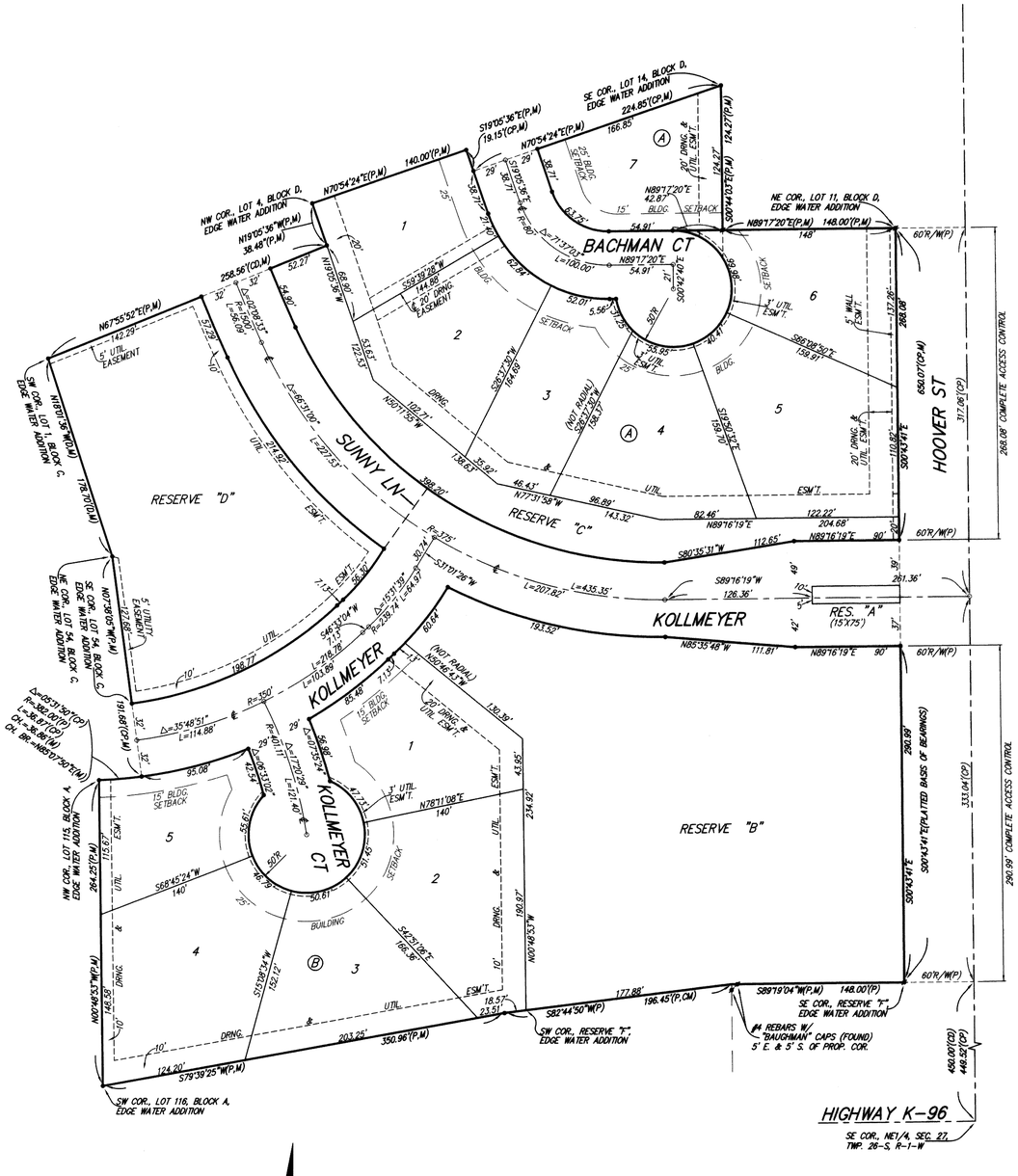
EDGE WATER 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



NOTE:
EXISTING PERMANENT STORMWATER DRAINAGE & DETENTION BASIN IMPROVEMENTS EASEMENTS, (DOC.#/FLM-PG: 29068894 & DOC.#/FLM-PG: 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, rights-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.

● = #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.

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)

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in oforesaid 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 115, 116, 117, 118, and 119, Block A, TOGETHER with all of Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13, Block D, TOGETHER with all of Reserves "A" and "F", 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 482.00 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 vocated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

MICHAEL G. CONREY REGISTERED LS-971 LAND SURVEYOR

Michael G. Conrey 9-15-2016, Surveyor

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

Jay W. Russell, Manager

Kevin M. Mullen, President of Ritchie Associates, Inc., Manager

Edgewater Homeowners' Association,
a Kansas not-for-profit corporation

Julie Frazier, President

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

Dale Miller FOR, Chair
Carol Chapman Neugent

Dale Miller, Secretary
Dale Miller

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
Jeff Longwell

Karen Sublett, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this 10th day of June, 2016.

TRICIA L. ROBELLO LICENSED LS-1246 KANSAS LAND SURVEYOR

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
Kelly B. Arnold

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 22nd day of June, 2016 at 2:38:42 o'clock P.M; and is duly recorded.

Tonya Buckingham, Register of Deeds
Tonya Buckingham

Date Recorded: 06/22/2016 02:38:42 PM
Doc.#/Film-Pg: 29617782
Sedgwick County, Kansas
Register of Deeds
Pages Recorded: 2
Recording Fee: $28.00
Authorized Signature

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.

Legacy Bank

Brad E. Yaeger, E.V.P.
BRAD E. YAEGER (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 6th day of May, 2016, by Brad E. Yaeger, EVP (Title) of Legacy Bank, on behalf of the bank.

SHAWNNA M. LEBEDA, Notary Public
SHAWNNA M. LEBEDA Notary Public - State of Kansas My Appt. Expires 01/29/18

My App't. Exp. 01/29/18

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, 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 - State of Kansas My Appt. Expires 11-7-17

JUDITH M. TERHUNE, Notary Public

My App't. Exp. 11-7-17

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, 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.

WENDA JEFFRIES Notary Public - State of Kansas

Heidi Jeffries, Notary Public

My App't. Exp. 4-14-2018

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, 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

Brenda J. Wright, Notary Public

My App't. Exp. 8-12-17

NOTARY PUBLIC - State of Kansas BRENDA J. WRIGHT My Appt. 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

E:\Projects\Edge Water 2nd Addition 15-05-P115\Plat\Drawings\Edge Water 2nd Ed.dwg-RKR