

EMERALD BAY ESTATES 3RD 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 "EMERALD BAY ESTATES 3RD ADDITION" Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

PARCEL 1:
That part of Emerald Bay Estates Second Addition, Wichita, Sedgwick County, Kansas, described as beginning at the northwest corner of Lot 1, Block 2, in said addition; thence N89°55'19"E along the north line of said Lot 1, 150.01 feet to the northeast corner of said Lot 1; thence S00°38'27"E along the west right-of-way of Paradise Street, 185.53 feet to a point of curvature of a curve to the left, having a radius of 181.66 feet, a central angle of 42°01'58" and an arc length of 133.27 feet; thence along said curve and said west right-of-way, 133.27 feet to a point of tangency; thence S42°40'25"E along said west right-of-way, 14.82 feet to a non-tangent curve to the left, said curve having a radius of 239.00 feet, an arc length of 167.98 feet, chord bearing S19°29'44"W, 164.55 feet; thence along said curve and said west right-of-way, 167.98 feet to a point of tangency; thence S00°38'27"E along said west right-of-way, 304.49 feet to the intersection of the extended south line of Lot 36, Block 1, in said addition; thence N89°21'33"E along said extended south line, 64.00 feet to the east right-of-way of said Paradise Street; thence continuing N89°21'33"E along the south line of said Lot 36, 150.00 feet to the west line of Reserve "C" in said addition; thence S00°38'27"E along the west line of Reserve "C" in said addition, 166.90 feet to the northerly most corner of Lot 33, Block 1, in said addition; thence S42°10'11"E along the northeast line of said Lot 33, 100.00 feet to the easterly most corner of said Lot 33; thence N89°55'28"E along the south line of said Reserve "C", 183.10 feet to the northeast corner of Lot 31, Block 1, in said addition; thence S00°04'32"E along the east line of said Lot 31 and extended, 236.22 feet to the south line of said addition; thence S89°55'28"W along said south line, 611.09 feet to the southwest corner of said addition; thence N00°38'27"W along the west line of said addition, 1252.38 feet to the place of beginning.

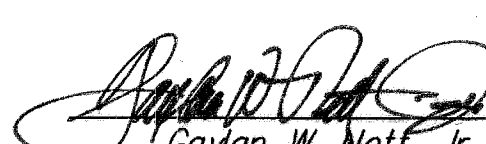
PARCEL 2:
That part of the East Half of the Southwest Quarter of Section 2, Township 27 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas, described as beginning at the Center corner of said Section 2, also being the Northwest corner of Emerald Bay Estates Second Addition, Wichita, Sedgwick County, Kansas; thence S00°38'27"E along the west line of said addition, 1316.38 feet to the Southwest corner of said addition; thence S89°55'28"W, 85.06 feet; thence N37°24'18"W, 896.73 feet; thence N49°47'04"W, 345.00 feet; thence N83°13'58"W, 180.51 feet; thence S89°53'20"W, 255.47 feet to the west line of said East Half; thence N00°42'49"W along said west line, 358.02 feet to the Northwest corner of said East Half; thence N89°53'20"E along the north line of said East Half, 1317.68 feet to the place of beginning.

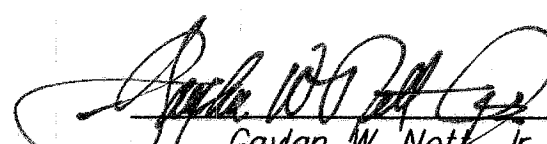
All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

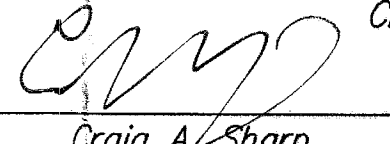
Ruggles & Bohm, P.A.


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, a Reserve and Streets, to be known as "EMERALD BAY ESTATES 3RD ADDITION" Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction, maintenance and repairing all public and/or franchised 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. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes, and for the construction, maintenance and repairing all public and/or franchised utilities. The 15' Pipeline Easement is hereby granted to Phillips 66 and KPC Pipeline, their successors and or assigns. No fences will be permitted within the access & reserve easements. 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. Reserve "A" is hereby reserved for irrigation, gazebos, playground structures, picnic areas/ tables with canopies, walks, lighting, landscaping, berms, lakes, drainage and drainage structures, and utilities confined to easements. Reserves "B" and "C" are hereby reserved for walks and drives for access to Reserve "A", irrigation, landscaping, lighting, drainage, drainage structures and utilities. The Reserves are to be owned and maintained by the Home Owners Association for the addition. A Minimum Pad Elevation for lowest openings is shown in a table on the face of this plat. 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.

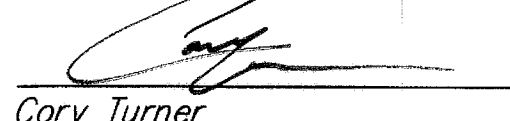
EBE, LLC

Gaylan W. Nett, Jr. Member/Manager

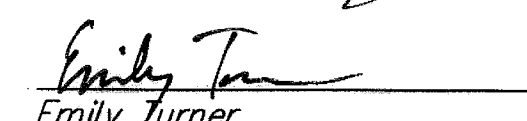
SNAR, LLC

Gaylan W. Nett, Jr. President

Craig Sharp Homes, Inc.

Craig A. Sharp President


Aron M. Conley


Melody A. Conley


Cory Turner

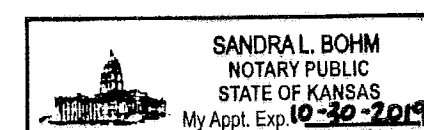

Emily Turner


Randall S. Holm

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 27th day of June, 2017, by Gaylan W. Nett, Jr., Member/Manager, on behalf of EBE, LLC.

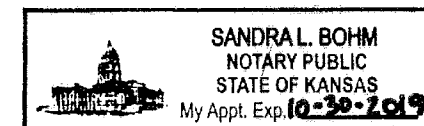
My appointment expires Oct. 30, 2019.



State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 27th day of June, 2017, by Gaylan W. Nett, Jr., President, on behalf of SNAR, LLC.

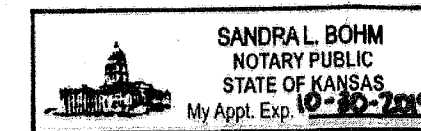
My appointment expires Oct. 30, 2019.



State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 28th day of June, 2017, by Craig A. Sharp, President, on behalf of Craig Sharp Homes, LLC.

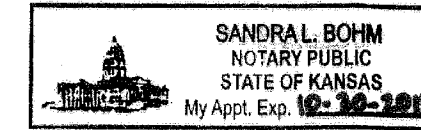
My appointment expires Oct. 30, 2019.



State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 27th day of June, 2017, by Aron M. Conley.

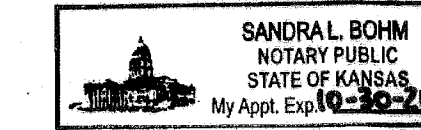
My appointment expires Oct. 30, 2019.



State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 27th day of June, 2017, by Melody A. Conley.

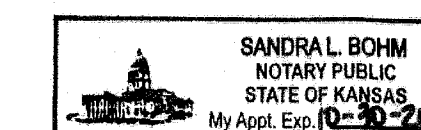
My appointment expires Oct. 30, 2019.



State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 28th day of June, 2017, by Cory Turner.

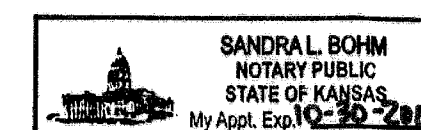
My appointment expires Oct. 30, 2019.



State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 28th day of June, 2017, by Emily Turner.

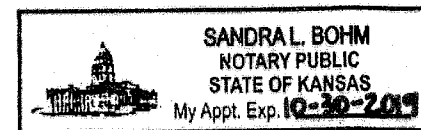
My appointment expires Oct. 30, 2019.



State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 27th day of June, 2017, by Randall S. Holm.

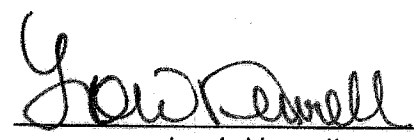
My appointment expires Oct. 30, 2019.



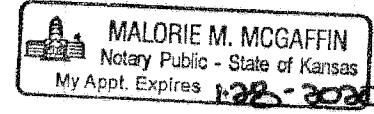
EMERALD BAY ESTATES 3RD ADDITION

Wichita, Sedgwick County, Kansas

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "EMERALD BAY ESTATES 3RD ADDITION" Wichita, Sedgwick County, Kansas.

 Emprise Bank
Lori Newell, Commercial Banker

State of Kansas) SS
Sedgwick County)

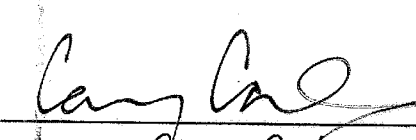


The foregoing instrument acknowledged before me this 20th day of June 2017, by Lori Newell, Commercial Banker, on behalf of Emprise Bank.

 Notary Public

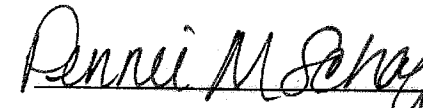
My appointment expires 1-28-2020.

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "EMERALD BAY ESTATES 3RD ADDITION" Wichita, Sedgwick County, Kansas.

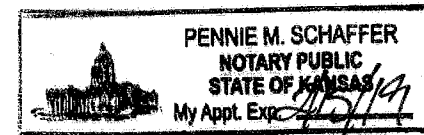
 The Halstead Bank
Casey Carlson, Vice President

State of Kansas) SS
Sedgwick County)

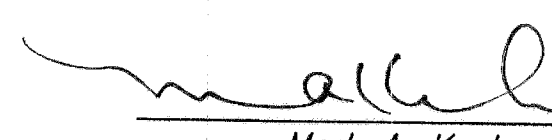
The foregoing instrument acknowledged before me this 29th day of June 2017, by Casey Carlson, Vice President, on behalf of The Halstead Bank.

 Notary Public

My appointment expires 2/15/19.




We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "EMERALD BAY ESTATES 3RD ADDITION" Wichita, Sedgwick County, Kansas.

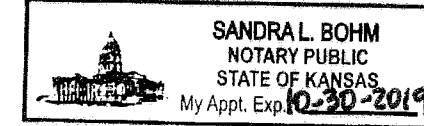
 Carson Bank
Mark A. Koch, Senior Vice President

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me this 29th day of June 2017, by Casey Carlson, Vice President, on behalf of The Halstead Bank.

 Notary Public

My appointment expires Oct. 30, 2019.



This plat of "EMERALD BAY ESTATES 3RD ADDITION" 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 _____, 2017.

Wichita-Sedgwick County Metropolitan Area Planning Commission

David W. Foster Chairman

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 _____, 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 _____ day of _____, 2017.

Tricia L. Robello, PS #1246
Deputy County Surveyor
Sedgwick County Kansas

Entered on transfer record this ___ day of _____, 2017.

Kelly B. Arnold
County Clerk

State of Kansas) SS
Sedgwick County)

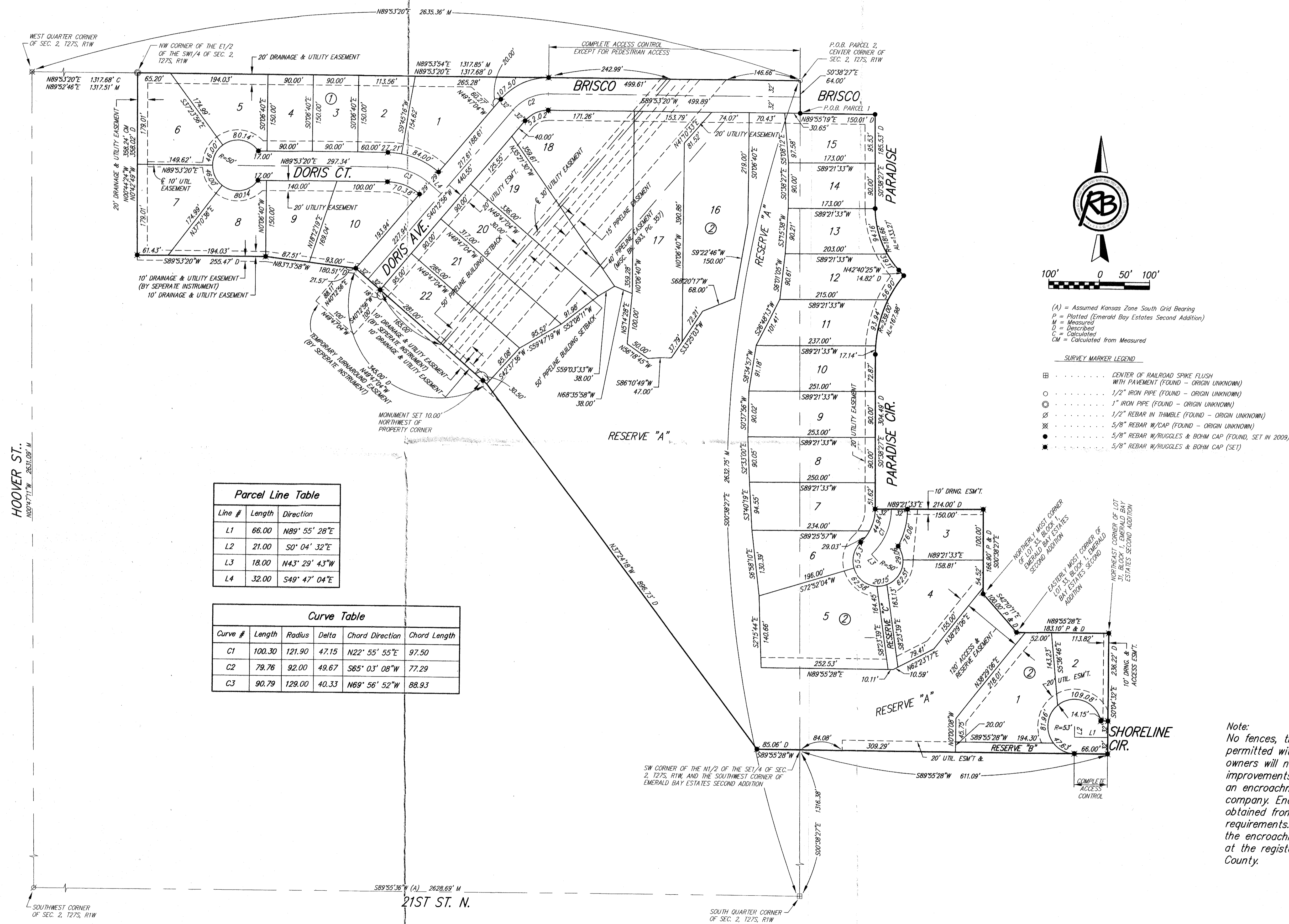
This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ___ day of _____, 2017, at _____ o'clock __ M, and is duly recorded.

Tonya Buckingham
Register of Deeds

Judy J. Paget
Deputy

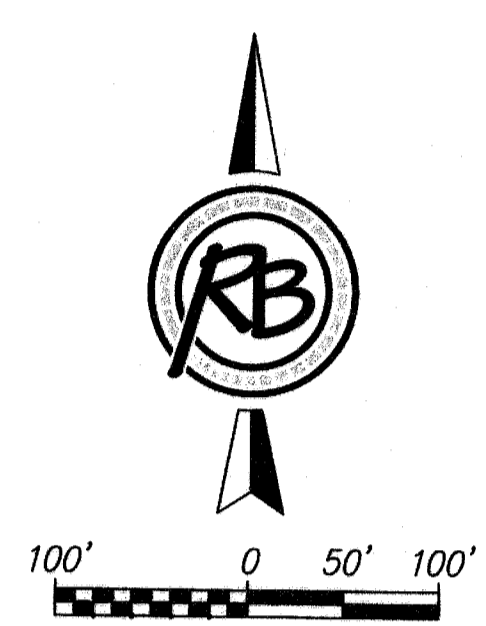
EMERALD BAY ESTATES 3RD ADDITION

Wichita, Sedgwick County, Kansas



Line #	Length	Direction
L1	66.00	N89° 55' 28"E
L2	21.00	S0° 04' 32"E
L3	18.00	N43° 29' 43"W
L4	32.00	S49° 47' 04"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	100.30	121.90	47.15	N22° 55' 55"E	97.50
C2	79.76	92.00	49.67	S65° 03' 08"W	77.29
C3	90.79	129.00	40.33	N69° 56' 52"W	88.93



- (A) = Assumed Kansas Zone South Grid Bearing
 P = Platted (Emerald Bay Estates Second Addition)
 M = Measured
 D = Described
 C = Calculated
 CM = Calculated from Measured
- SURVEY MARKER LEGEND**
- ⊕ CENTER OF RAILROAD SPIKE FLUSH WITH PAVEMENT (FOUND - ORIGIN UNKNOWN)
 - 1/2" IRON PIPE (FOUND - ORIGIN UNKNOWN)
 - ⊙ 1" IRON PIPE (FOUND - ORIGIN UNKNOWN)
 - ⊗ 1/2" REBAR IN THIMBLE (FOUND - ORIGIN UNKNOWN)
 - ⊗ 5/8" REBAR W/CAP (FOUND - ORIGIN UNKNOWN)
 - ⊗ 5/8" REBAR W/RUGGLES & BOHM CAP (FOUND, SET IN 2009)
 - 5/8" REBAR W/RUGGLES & BOHM CAP (SET)

BENCHMARK: CHISELED SQUARE WITH DIVOT ON CONCRETE PAD, 1655' NORTH AND 888' EAST OF THE SOUTHEAST CORNER OF THE SW1/4 OF SEC. 2, T27S, R1W. ELEVATION = 1323.11 (NAVD88, G12A)

BENCHMARK: CHISELED SQUARE WITH DIVOT ON EAST SIDE OF CONCRETE GATE FOUNDATION FOR 4900 W 21ST ST. N., WICHITA, KANSAS. ELEVATION = 1323.85 (NAVD88, G12A)

BLOCK	LOT NO.	ELEVATION (NAVD88, G12A)
2	1 - 22 INCLUSIVE	1321.5

PARCEL	SQ. FT.
LOT 1, BLOCK 1	25829.8
LOT 2, BLOCK 1	15089.6
LOT 3, BLOCK 1	13500.0
LOT 4, BLOCK 1	13500.0
LOT 5, BLOCK 1	19445.6
LOT 6, BLOCK 1	22551.0
LOT 7, BLOCK 1	22214.0
LOT 8, BLOCK 1	19445.6
LOT 9, BLOCK 1	17749.3
LOT 10, BLOCK 1	22844.2
LOT 1, BLOCK 2	34142.9
LOT 2, BLOCK 2	15284.6
LOT 3, BLOCK 2	14784.2
LOT 4, BLOCK 2	28198.3
LOT 5, BLOCK 2	42980.0
LOT 6, BLOCK 2	20662.4
LOT 7, BLOCK 2	23251.7
LOT 8, BLOCK 2	22635.0
LOT 9, BLOCK 2	22680.0
LOT 10, BLOCK 2	21935.8
LOT 11, BLOCK 2	20053.2
LOT 12, BLOCK 2	20131.1
LOT 13, BLOCK 2	16542.1
LOT 14, BLOCK 2	15570.0
LOT 15, BLOCK 2	17044.8
LOT 16, BLOCK 2	46427.8
LOT 17, BLOCK 2	49996.0
LOT 18, BLOCK 2	52414.0
LOT 19, BLOCK 2	27905.4
LOT 20, BLOCK 2	29385.0
LOT 21, BLOCK 2	27090.0
LOT 22, BLOCK 2	26885.0
RESERVE "A"	364632.0

Note:
 No fences, trees, structures, or landscaping is permitted within the pipeline easement area. Lot owners will need to seek approval for improvements crossing the pipeline easement with an encroachment agreement from each pipeline company. Encroachment agreements shall be obtained from the pipeline companies with requirements. Upon acceptance and execution the encroachment agreement is to be recorded at the register of deeds office of Sedgwick County.

