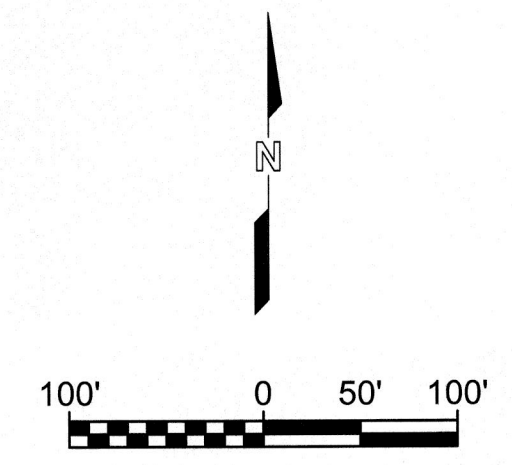


EMERALD BAY ESTATES 4TH ADDITION

Wichita, Sedgwick County, Kansas

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C7	108.86	200.00	31.19	S74° 20' 01"W	107.52
C8	108.86	200.00	31.19	N74° 20' 01"E	107.52
C9	25.71	250.00	5.89	S87° 07' 38"E	25.70
C10	38.65	225.00	9.84	S0° 04' 29"W	38.60
C11	43.66	225.00	11.12	N0° 33' 50"W	43.59
C12	69.21	190.00	20.87	N79° 38' 17"W	68.83
C13	72.85	200.00	20.87	S79° 38' 17"E	72.45

Line #	Length	Direction
L10	159.80	S0° 04' 24"E
L11	90.00	N89° 55' 36"E
L12	124.00	N89° 55' 36"E
L13	35.08	S84° 10' 52"E
L14	138.69	N4° 50' 45"W
L15	157.66	S4° 59' 42"W
L16	100.00	S6° 07' 22"E
L17	90.93	S89° 55' 36"W
L18	170.00	S89° 55' 36"W



(A) = Assumed Kansas Zone South Grid Bearing
 P = Platted (Emerald Bay Estates 3rd Addition)
 M = Measured
 C.A.C. = Complete Access Control

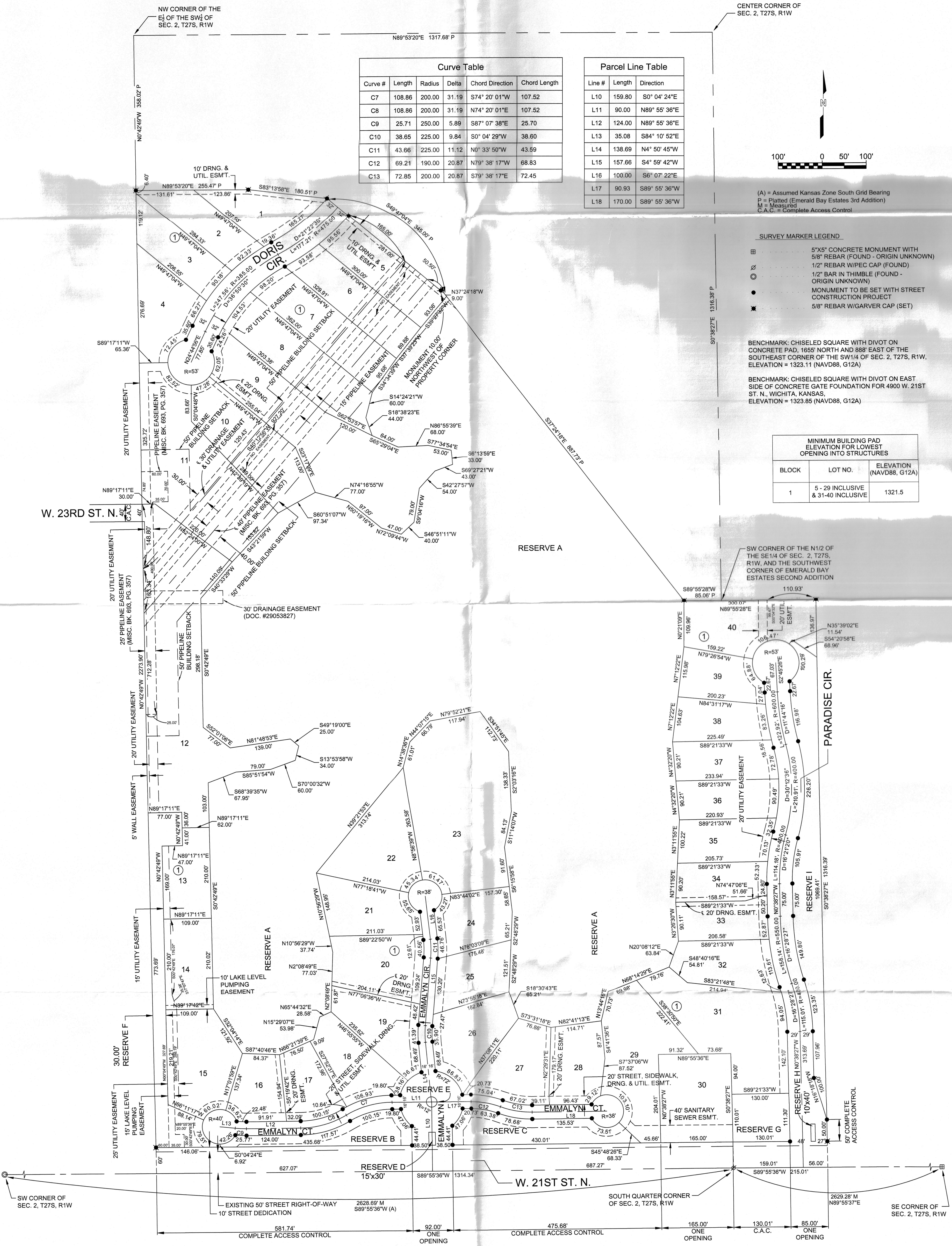
SURVEY MARKER LEGEND

- ⊕ 5"x5" CONCRETE MONUMENT WITH 5/8" REBAR (FOUND - ORIGIN UNKNOWN)
- ⊙ 1/2" REBAR W/PEC CAP (FOUND)
- ⊙ 1/2" BAR IN THIMBLE (FOUND - ORIGIN UNKNOWN)
- MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT
- ⊕ 5/8" REBAR W/GARVER CAP (SET)

BENCHMARK: CHISELED SQUARE WITH DIVOT ON CONCRETE PAD, 165' NORTH AND 88' EAST OF THE SOUTHEAST CORNER OF THE SW 1/4 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)
1	5 - 29 INCLUSIVE & 31-40 INCLUSIVE	1321.5



EMERALD BAY ESTATES 4TH ADDITION

Wichita, Sedgwick County, Kansas

State of Kansas)
SS
Sedgwick County)

We, Garver, LLC, 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 4TH ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The East Half of the Southwest Quarter of Section 2, EXCEPT that part platted as Emerald Bay Estates 3rd Addition, Wichita, Sedgwick County, Kansas; TOGETHER WITH the West 215.00 feet of the South Half of the Southeast Quarter of Section 2, T27S, R1W of the 6th P.M., Sedgwick County, Kansas.

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

Garver, LLC
Land Surveyor
William K. Clevenger, PS #1437

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, a Block, Reserves and Streets, to be known as "EMERALD BAY ESTATES 4TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The lake level pumping easement is hereby granted to the Home Owners Association for the addition for the purpose of controlling the water surface elevation. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The street, sidewalk, drainage and utility easements are hereby granted as indicated for street, sidewalk and drainage purposes and for the construction and maintenance of a public utilities. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department. 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. No obstructions shall be constructed or placed within street stubs providing future access to adjacent properties. Reserve "A" is hereby reserved for retaining walls, landscaping, lakes, drainage structures, and utilities confined to easements. Reserves "B", "C" and "I" are hereby reserved for irrigation, walls, signage, entry features, landscaping, berms, drainage, drainage structures, and utilities confined to easements. Reserves "D", "E" and "H" are hereby reserved for signage, entry features, irrigation, landscaping and roundabout improvements. Reserve "F" is hereby reserved for a wall, a private drive for Lots 12, 13 and 14, gates, utilities, lake level pumping improvements and drainage. Reserve "G" is hereby reserved for sanitary sewer lift station improvements, landscaping, irrigation, and utilities. Reserve "F" is to be owned by the owner of Lot 12. The private drive located in Reserve "F" will be maintained equally by the owners of Lots 12, 13 and 14. If the residential structure for Lot 12, Block 1 is over 150 feet from the turnaround serving Lots 12, 13 and 14, then a separate turnaround will be required. The other Reserves are to be owned and maintained by the Home Owners Association for the addition, their successors and/or assigns. Minimum Pad Elevations for lowest openings are shown on the accompanying table. A master drainage plan has been developed for this plat. All drainage easements, rights of way and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

EBE, LLC
Member/Manager
Gaylan W. Nett, Jr.
Tom George Investments, LLC
Manager
Tom George

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this ___ day of _____, 2019, by Gaylan W. Nett, Jr., Member/Manager, on behalf of EBE, LLC.

_____, Notary Public

My appointment expires _____.

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this ___ day of _____, 2019, by Tom George, Manager, on behalf of Tom George Investments, LLC.

_____, Notary Public

My appointment expires _____.

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 5TH ADDITION", Wichita, Sedgwick County, Kansas.

Emprise Bank
Commercial Banker
Lori J. Newell

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me this ___ day of _____, 2019, by Lori J. Newell, Commercial Banker, on behalf of Emprise Bank.

_____, Notary Public

My appointment expires _____.

This plat of "EMERALD BAY ESTATES 4TH 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 _____, 2019.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair
Cindy Miles
Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ___ day of _____, 2019.

At the Direction of the City Council
Mayor
Jeff Longwell
City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of _____, 2019.

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

Entered on transfer record this ___ day of _____, 2019.

County Clerk
Kelly B. Arnold

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 _____, 2019, at ___ o'clock ___ M, and is duly recorded.

Register of Deeds
Tonya Buckingham
Deputy
Kenly Zehring