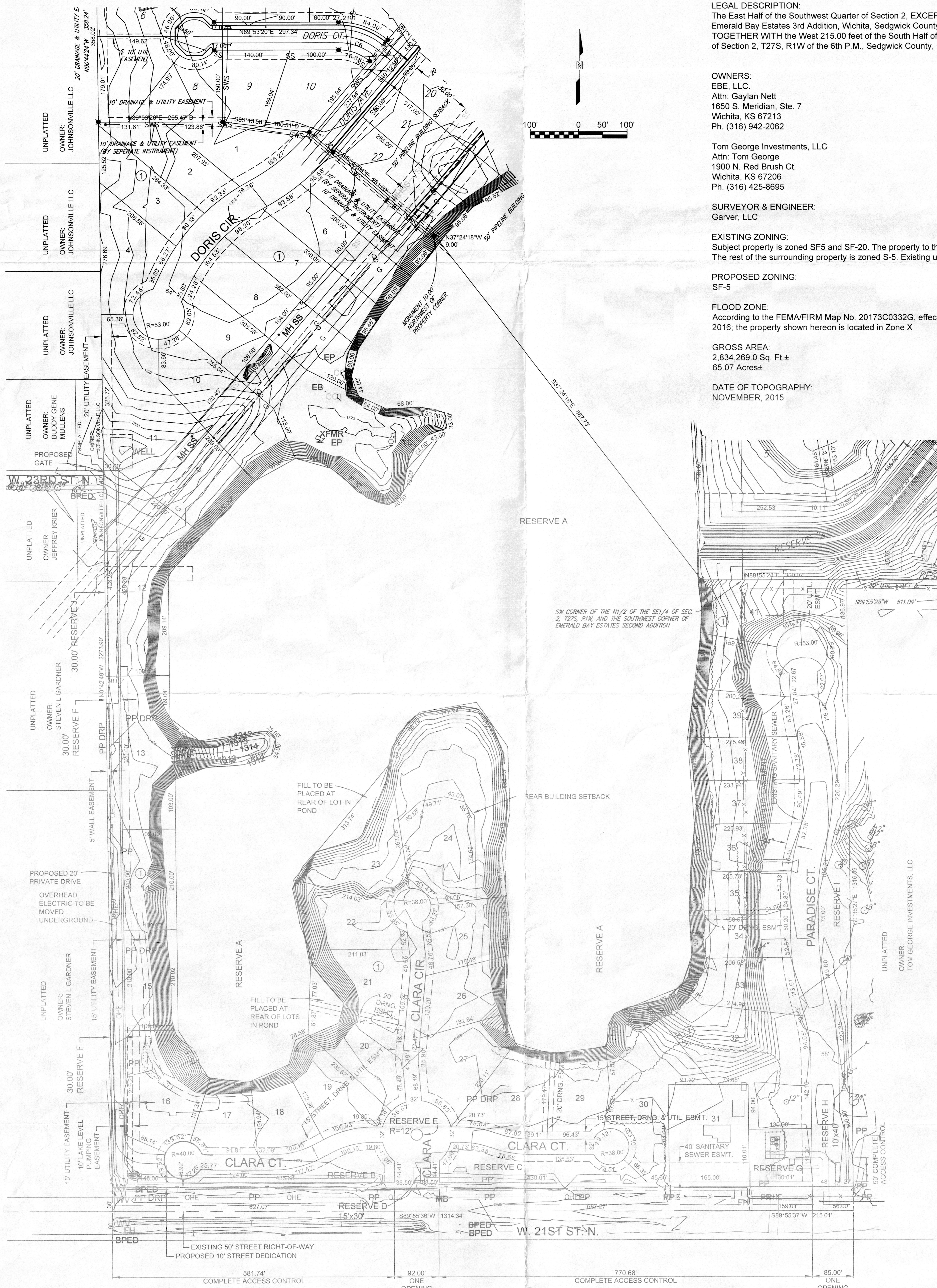


Preliminary Plat

EMERALD BAY ESTATES 4TH ADDITION

Wichita, Sedgwick County, Kansas



LEGAL DESCRIPTION:
 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.

OWNERS:
 EBE, LLC
 Attn: Gaylan Nett
 1650 S. Meridian, Ste. 7
 Wichita, KS 67213
 Ph. (316) 942-2062

Tom George Investments, LLC
 Attn: Tom George
 1900 N. Red Brush Ct.
 Wichita, KS 67206
 Ph. (316) 425-8695

SURVEYOR & ENGINEER:
 Garver, LLC

EXISTING ZONING:
 Subject property is zoned SF5 and SF-20. The property to the east is zoned SF-20. The rest of the surrounding property is zoned S-5. Existing use is vacant ground.

PROPOSED ZONING:
 SF-5

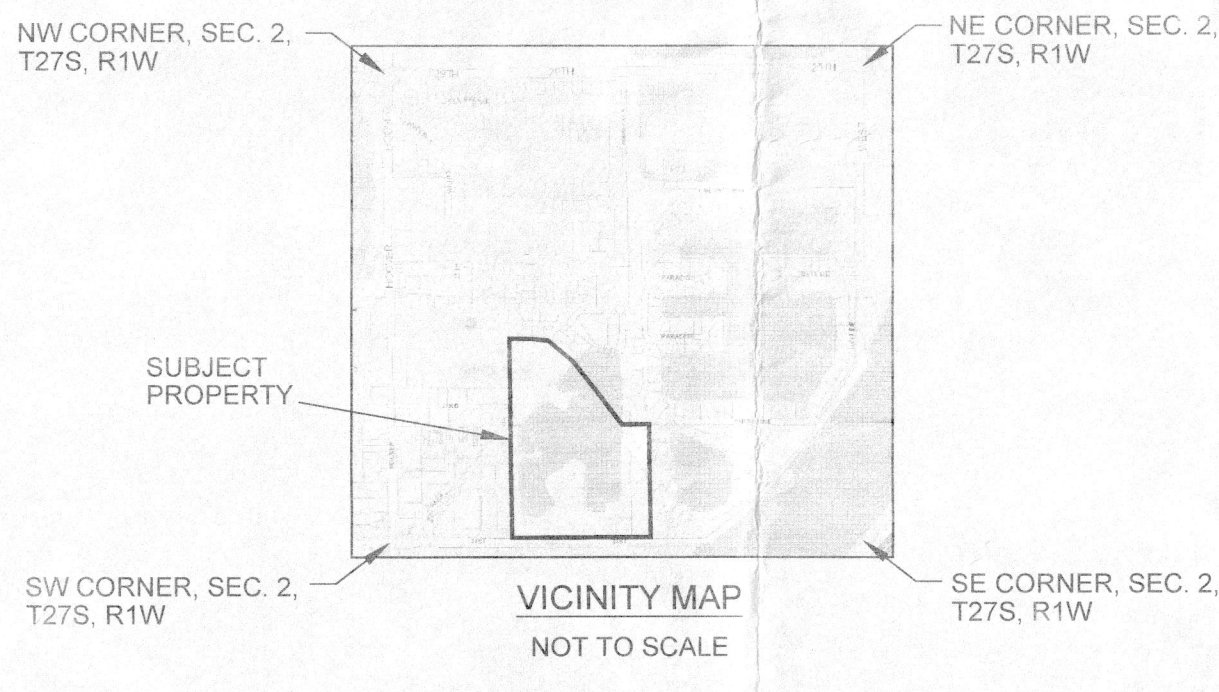
FLOOD ZONE:
 According to the FEMA/FIRM Map No. 20173C0332G, effective December 22, 2016; the property shown hereon is located in Zone X

GROSS AREA:
 2,834,269.0 Sq. Ft.±
 65.07 Acres±

DATE OF TOPOGRAPHY:
 NOVEMBER, 2015

NOTES:

- 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 private drive for Lots 13, 14 and 15, gates, utilities, lake level pumping improvements and drainage. Reserve "J" is hereby reserved for walls, a private drive for Lot 12, gates, utilities, and drainage. Reserve "G" is hereby reserved for sanitary sewer lift station improvements, landscaping, irrigation, and utilities confined to easements. The Reserves are to be owned and maintained by the Home Owners Association for the addition, their successors and/or assigns.
- The interior plat control monuments will be set as part of the street construction project.



LEGEND

SS	SANITARY SEWER (CITY OF WICHITA)	BPed	TELEPHONE PEDESTAL
SSI	PROPOSED SANITARY SEWER	EP	ELECTRIC PANEL
OHE	OVERHEAD ELECTRIC (WESTAR)	XTrmr	TRANSFORMER
UGE	UNDERGROUND ELECTRIC (WESTAR)	PP	POWDER POLE (WESTAR)
G	GAS LINE	SMH	SANITARY SEWER MANHOLE (CITY OF WICHITA)
W	WATER MAIN (CITY OF WICHITA)	DT	DECIDUOUS TREE (CALIPER INDICATED)
WV	WATER VALVE BOX	CT	CONIFEROUS TREE (CALIPER INDICATED)
WM	WATER METER		

DWG FILE: EMERALD BAY 4TH SP
 SURVEY BASE
 PROJECT NO: 18266001
 JANUARY 25, 2019

GARVER
 8535 E. 21st Street N.
 Suite 130
 Wichita, KS 67206
 (316) 264-8008
 www.GarverUSA.com