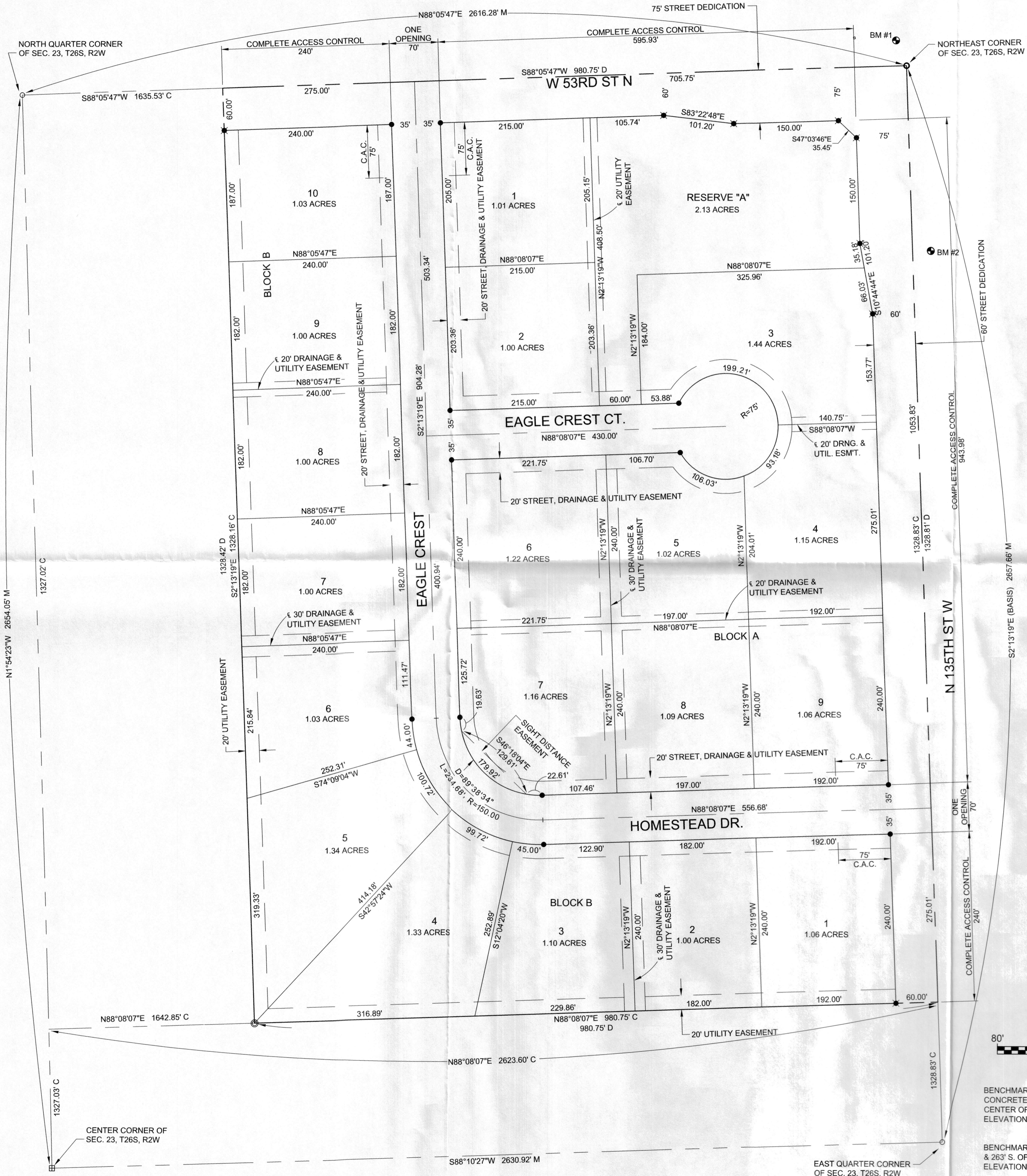


EAGLE RIDGE ESTATES

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 "EAGLE RIDGE ESTATES", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

That part of the Northeast Quarter of Section 23, Township 26 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas, described as beginning at the Northeast corner of said Northeast Quarter; thence West 980.75 feet along the North line of said Northeast Quarter on an assumed bearing of N89°40'50"W; thence 1328.42 feet on a bearing of S00°00'00"W to the South line of the North half of said Northeast Quarter; thence 980.75 feet on a bearing of S89°39'30"E to the East line of said Northeast Quarter; thence 1328.81 feet on a bearing of N00°00'00"E along said East line of said Northeast Quarter to the point of beginning.

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, Blocks, a Reserve and Streets, to be known as "EAGLE RIDGE ESTATES", Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. The street, drainage and utility easements are hereby granted to the public as indicated for street and drainage purposes and for the construction and maintenance of all public utilities. 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. A 48 foot drivable surface shall be constructed for the cul-de-sac radius. The Sight Distance Easement located at the Southwest corner of Lot 7, Block A shall have no above ground visual sight obstructions within said easement. Reserve "A" is hereby reserved for irrigation, walls, signage, walks, lighting, landscaping, berms, lakes, drainage, drainage structures, and utilities confined to easements. The Reserve is to be owned and maintained by the Home Owners Association for the addition, their successors and/or assigns. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs or assigns. A Minimum Pad Elevation for lowest openings on Lot 1, 2 and 3, Block A = 1369.0 (NAVD88). 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 applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

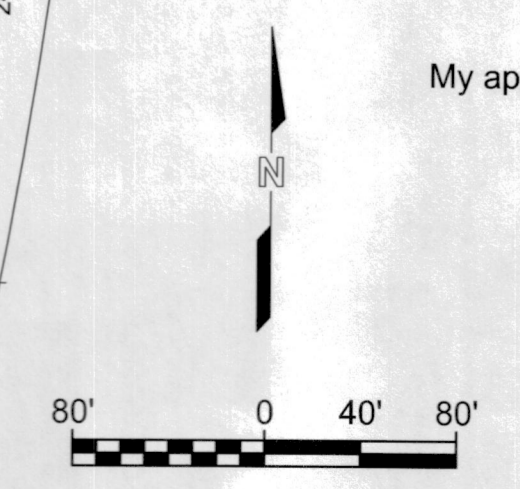
Eagle Ridge Holdings L.L.C.
 Member
 Tim Chadd

State of Kansas)
 SS
 Sedgwick County)

The foregoing instrument acknowledged before me, this ___ day of _____, 2024, by Tim Chadd, Member, on behalf of Eagle Ridge Holdings L.L.C. .

Notary Public
 Marsha R. Bishop

My appointment expires _____.



BENCHMARK #1: CHISELED SQUARE ON THE TOP OF CONCRETE RETAINING WALL, 14' W. & 37' N. OF THE CENTER OF 135TH ST. W. AND 53RD ST. N. ELEVATION = 1368.30 (NAVD88, G12B)

BENCHMARK #2: RAILROAD SPIKE ON POWERPOLE, 26' E. & 263' S. OF THE CENTER OF 135TH ST. W. AND 53RD ST. N. ELEVATION = 1367.68 (NAVD88, G12B)

(BASIS) = Basis of Bearings = Kansas Coordinate System of 1983 South Zone Grid Bearing
 M = Measured
 C = Calculated
 D = Described
 C.A.C. = Complete Access Control

SURVEY MARKER LEGEND

- ⊕ CHISELED CROSS ON TOP OF 0.7 X 0.7 STONE (GOVERNMENT CORNER)
- 1/2" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- ⊙ 3/4" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- ⊗ MAG NAIL OVER A 3/4" IRON PIPE IN CONCRETE OVER A STONE (FOUND - ORIGIN UNKNOWN)
- ⬤ 1/2" REBAR W/GARVER CAP (SET)
- MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "EAGLE RIDGE ESTATES", Sedgwick County, Kansas.

Halstead Bank
 Vice President
 Casey Carlson

State of Kansas)
 SS
 Sedgwick County)

The foregoing instrument acknowledged before me this ___ day of _____, 2024, by Casey Carlson, Vice President, on behalf of Halstead Bank.

My appointment expires _____, Notary Public

This plat of "EAGLE RIDGE ESTATES", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ___ day of _____, 2024.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair
 Robert Dool
 Secretary
 Scott A. Wadle

This plat is approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this ___ day of _____, 2024.

ATTEST:
 Kelly B. Arnold, County Clerk

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of _____, 2024.

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

Entered on transfer record this ___ day of _____, 2024.

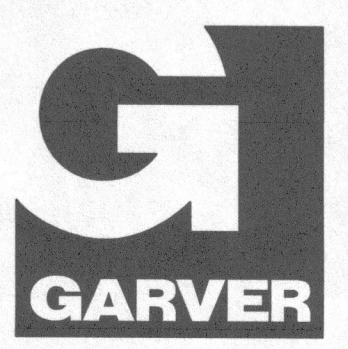
County Clerk
 Kelly B. Arnold

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 _____, 2024, at ___ o'clock ___ M, and is duly recorded.

Register of Deeds
 Tonya Buckingham

Deputy
 Kenly Zehring



GARVER
 1995 MIDFIELD RD.
 WICHITA, KS 67209
 (316) 264-8008
 www.GarverUSA.com

DWG FILE: 22S04013 SURVEY BASE
 PROJECT NO. 22S04013
 JANUARY 8, 2024