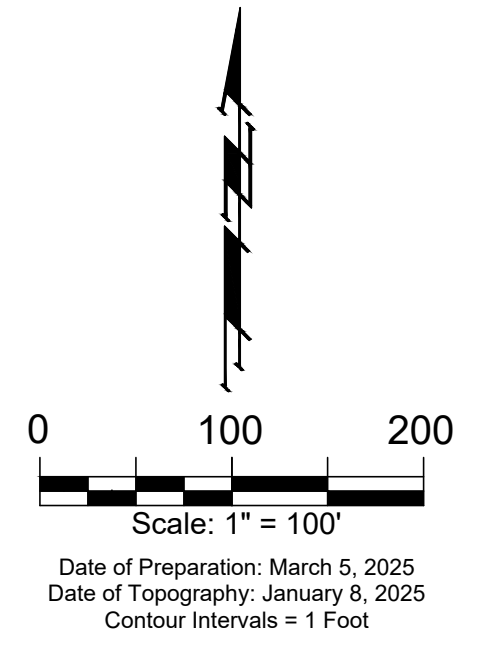
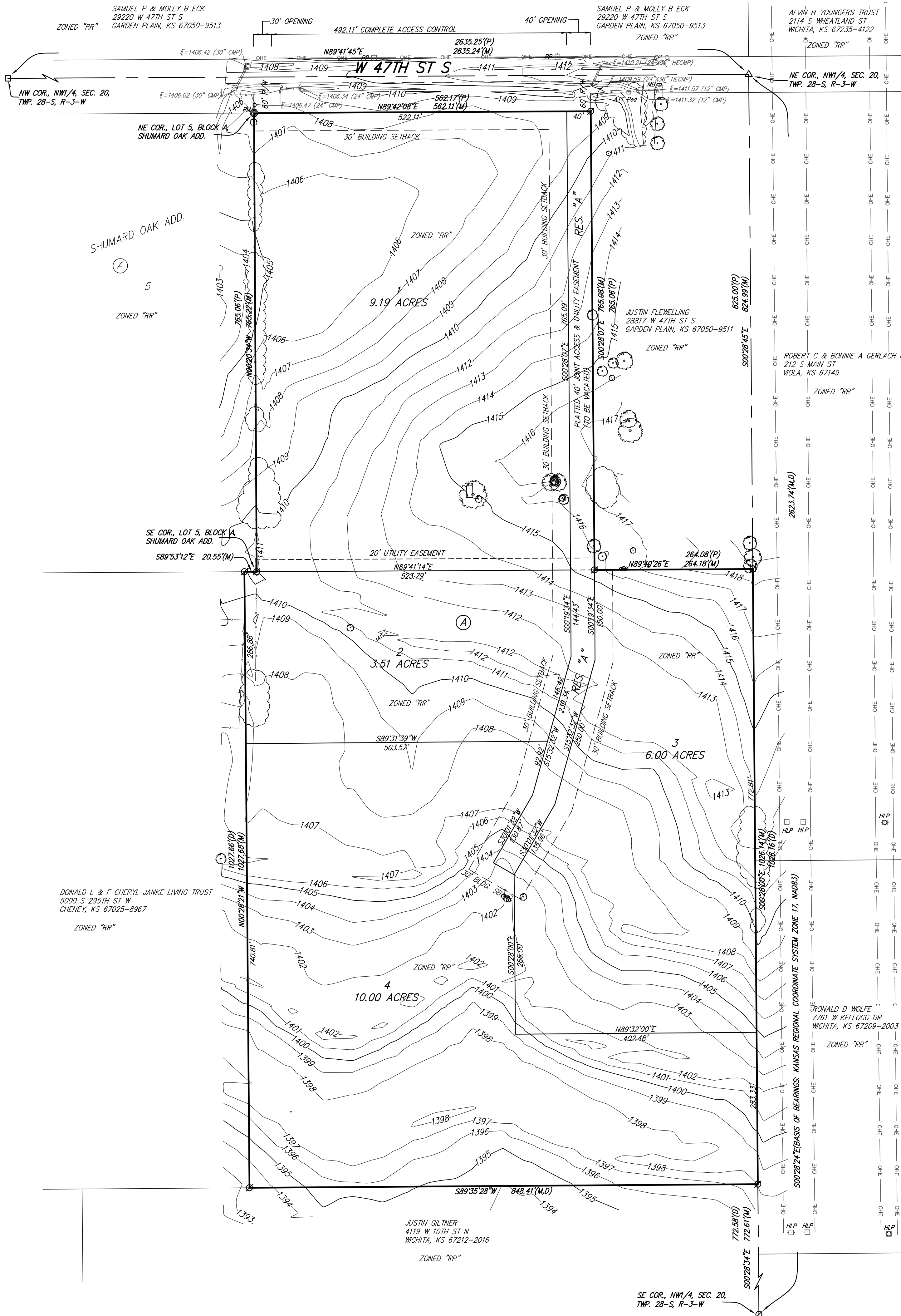


ONE-STEP FINAL PLAT

EDISON ACRES

SEDGWICK COUNTY, KANSAS



Date of Preparation: March 5, 2025
 Date of Topography: January 8, 2025
 Contour Intervals = 1 Foot

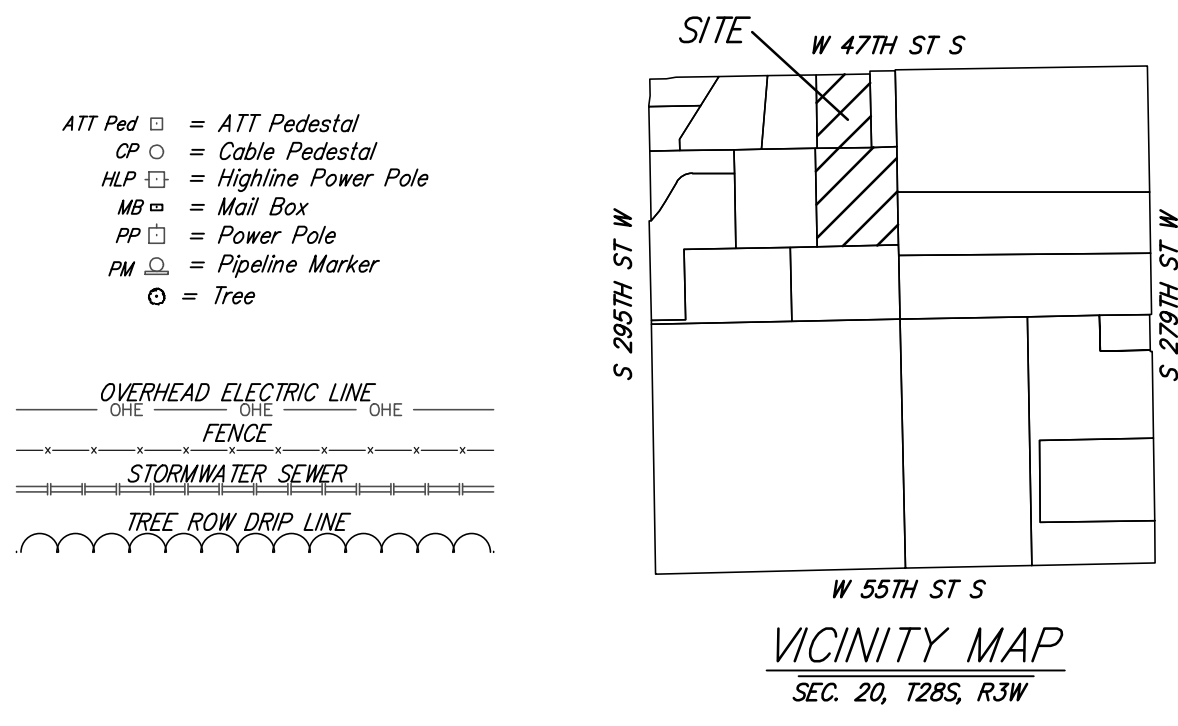
⊘ = #5 REBAR W/ "CARBER" CAP (FOUND)
 ○ = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
 △ = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
 □ = 1" SQUARE IRON BAR (FOUND)(ORIGIN UNKNOWN)

(D) = DESCRIBED
 (M) = MEASURED
 (P) = PLATTED
 (CD) = CALCULATED PER DESCRIBED INFO.
 (CM) = CALCULATED PER MEASURED INFO.

BENCHMARK:
 BM-#1: SQUARE CUT ON HEADWALL OF RCB, SOUTH SIDE OF W 47TH ST S, 796.3± EAST AND 14.5± SOUTH OF THE NW COR., NW1/4, SEC. 20, TWP. 28-S, R-3-W. ELEV. = 1394.03 NAVD88
 BM-#2: SQUARE CUT ON HEADWALL OF RCB, WEST SIDE OF S 295TH ST W, 16.3± EAST AND 1,505.4± SOUTH OF THE NW COR., NW1/4, SEC. 20, TWP. 28-S, R-3-W. ELEV. = 1382.54 NAVD88

NOTE:
 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.

OWNER:
 EDDY & JENNIFER EDISON
 11201 W 31ST ST S
 WICHITA, KS 67215-8304



This plat of "EDISON ACRES", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
 Dated this _____ day of _____, 2025.
 Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
 Bryan K. Frye
 _____, Secretary
 Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2025.
 _____, Chairman
 Ryan Baty, Fourth District
 ATTEST: _____, County Clerk
 Kelly B. Arnold

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2025.

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

Entered on transfer record this _____ day of _____, 2025.
 _____, County Clerk
 Kelly B. Arnold

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2025 at _____ o'clock _____ M.; and is duly recorded.
 _____, Register of Deeds
 Tonya Buckingham
 _____, Deputy
 Kenly Zehring

State of Kansas) SS
 Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "EDISON ACRES"; Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a replat of all of Lot 6, Block A, Shumard Oak Addition, Sedgwick County, Kansas, TOGETHER WITH a portion of the Northwest Quarter of Section 20, Township 28 South, Range 3 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on April 17, 2024 as follows: Commencing at the Northeast corner of the Northwest Quarter of Section 20, Township 28 South, Range 3 West of the 6th Principal Meridian; THENCE with a bearing of South 01°05'13" East (basis of bearings is NAD 83 Kansas South Zone) along the East line of said Northwest Quarter a distance of 825.00 feet for the point of beginning; THENCE continuing South 01°05'13" East along the East line of said Northwest Quarter a distance of 1,026.16 feet; THENCE South 88°58'36" West parallel with the South line of said Northwest Quarter a distance of 848.41 feet; THENCE North 01°05'13" West parallel with the East line of said Northwest Quarter a distance of 1,027.66 feet to the South line of proposed Shumard Oak Addition; THENCE North 89°04'55" East parallel with the North line of said Northwest Quarter along the South line of proposed Shumard Oak Addition a distance of 848.41 feet to the point of beginning.

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, and a Reserve, to be known as "EDISON ACRES"; Sedgwick County, Kansas. The utility easement is hereby granted to the public as indicated for the construction and maintenance of all public utilities. 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 and maintenance of all public utilities. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, private drives, and utilities as confined to easements. Reserve "A" shall provide access to Lots 2, 3, and 4, Block A. Reserve "A" shall be owned and maintained by the homeowners association for the addition. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserve shall be binding on any owners, successors, heirs, or assigns. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body.

 Eddy C. Edison

 Jennifer E. Edison

Existing public easements, dedications, building setbacks, and access controls, if any, being vacated by virtue of K.S.A. 12-512b, as amended.
 _____, Surveyor
 Jonathan C. Hubbell, P.S. #1680

Baughman Company, P.A.

State of Kansas) SS
 Sedgwick County) The foregoing instrument acknowledged before me, this _____ day of _____, 2025, by Eddy C. Edison and Jennifer E. Edison, husband and wife.

_____, Notary Public

My App't. Exp. _____

EDISON ACRES
 March 5, 2025

BAUGHMAN COMPANY
 315 Ellis St. Wichita, KS 67211 316-262-7271
 BaughmanCo.com