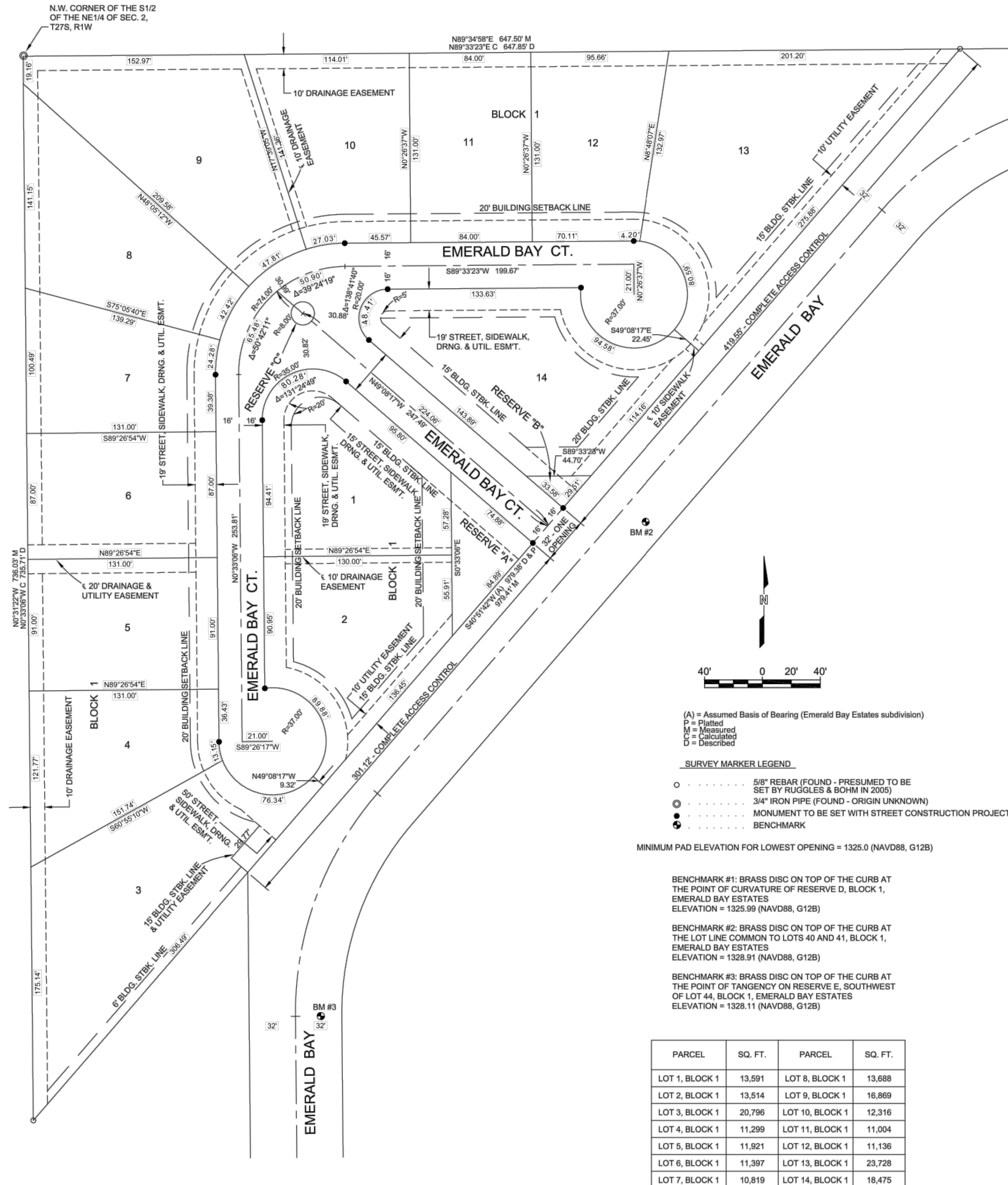


EMERALD BAY ESTATES 5TH ADDITION

Wichita, Sedgwick County, Kansas



(A) = Assumed Basis of Bearing (Emerald Bay Estates subdivision)
 P = Platted
 M = Measured
 C = Calculated
 D = Described

SURVEY MARKER LEGEND

- 5/8" REBAR (FOUND - PRESUMED TO BE SET BY RUGGLES & BOHM IN 2005)
- ⊙ 3/4" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT
- ⊕ BENCHMARK

MINIMUM PAD ELEVATION FOR LOWEST OPENING = 1325.0 (NAVD88, G12B)

BENCHMARK #1: BRASS DISC ON TOP OF THE CURB AT THE POINT OF CURVATURE OF RESERVE D, BLOCK 1, EMERALD BAY ESTATES
 ELEVATION = 1325.99 (NAVD88, G12B)

BENCHMARK #2: BRASS DISC ON TOP OF THE CURB AT THE LOT LINE COMMON TO LOTS 40 AND 41, BLOCK 1, EMERALD BAY ESTATES
 ELEVATION = 1328.91 (NAVD88, G12B)

BENCHMARK #3: BRASS DISC ON TOP OF THE CURB AT THE POINT OF TANGENCY ON RESERVE E, SOUTHWEST OF LOT 44, BLOCK 1, EMERALD BAY ESTATES
 ELEVATION = 1328.11 (NAVD88, G12B)

PARCEL	SQ. FT.	PARCEL	SQ. FT.
LOT 1, BLOCK 1	13,591	LOT 8, BLOCK 1	13,688
LOT 2, BLOCK 1	13,514	LOT 9, BLOCK 1	16,869
LOT 3, BLOCK 1	20,796	LOT 10, BLOCK 1	12,316
LOT 4, BLOCK 1	11,299	LOT 11, BLOCK 1	11,004
LOT 5, BLOCK 1	11,921	LOT 12, BLOCK 1	11,136
LOT 6, BLOCK 1	11,397	LOT 13, BLOCK 1	23,728
LOT 7, BLOCK 1	10,819	LOT 14, BLOCK 1	18,475

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 5TH ADDITION", Wichita, 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 South Half of the Northeast Quarter of Section 2, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas described as beginning at the N.W. corner thereof; thence east along the north line of said South Half, 647.85 feet; thence southwesterly 979.38 feet to a point on the west line of said South Half, said point being 735.71 feet south of the place of beginning; thence north along said west line to the place 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, a Block, Reserves and Streets, to be known as "EMERALD BAY ESTATES 5TH ADDITION", Wichita, Sedgwick County, Kansas. 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. The drainage easements are hereby granted to the public as indicated for drainage purposes. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The Sidewalk Easement is hereby granted to the public for sidewalk purposes. 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. Reserves "A" and "B" are hereby reserved for irrigation, walls, signage, entry features, landscaping, berms, and utilities confined to easements. Reserve "C" is hereby reserved for signage, entry features, irrigation, landscaping and roundabout improvements. The Reserves are to be owned and maintained by the Home Owners Association for the addition, their successors and/or assigns. A Minimum Pad Elevation for lowest openings on Lots 1 through 14 inclusive = 1322.0 (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 City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

SNAR, LLC
 President
 Gaylan W. Nett, Jr.

State of Kansas)
 SS
 Sedgwick County)

The foregoing instrument acknowledged before me, this ___ day of _____, 2019, by Gaylan W. Nett, Jr., President, on behalf of SNAR, 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

State of Kansas)
 SS
 Sedgwick County)

The foregoing instrument acknowledged before me this ___ day of _____, 2019, by _____, Commercial Banker, on behalf of Emprise Bank, _____, Notary Public

My appointment expires _____.

This plat of "EMERALD BAY ESTATES 5TH 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

GARVER
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