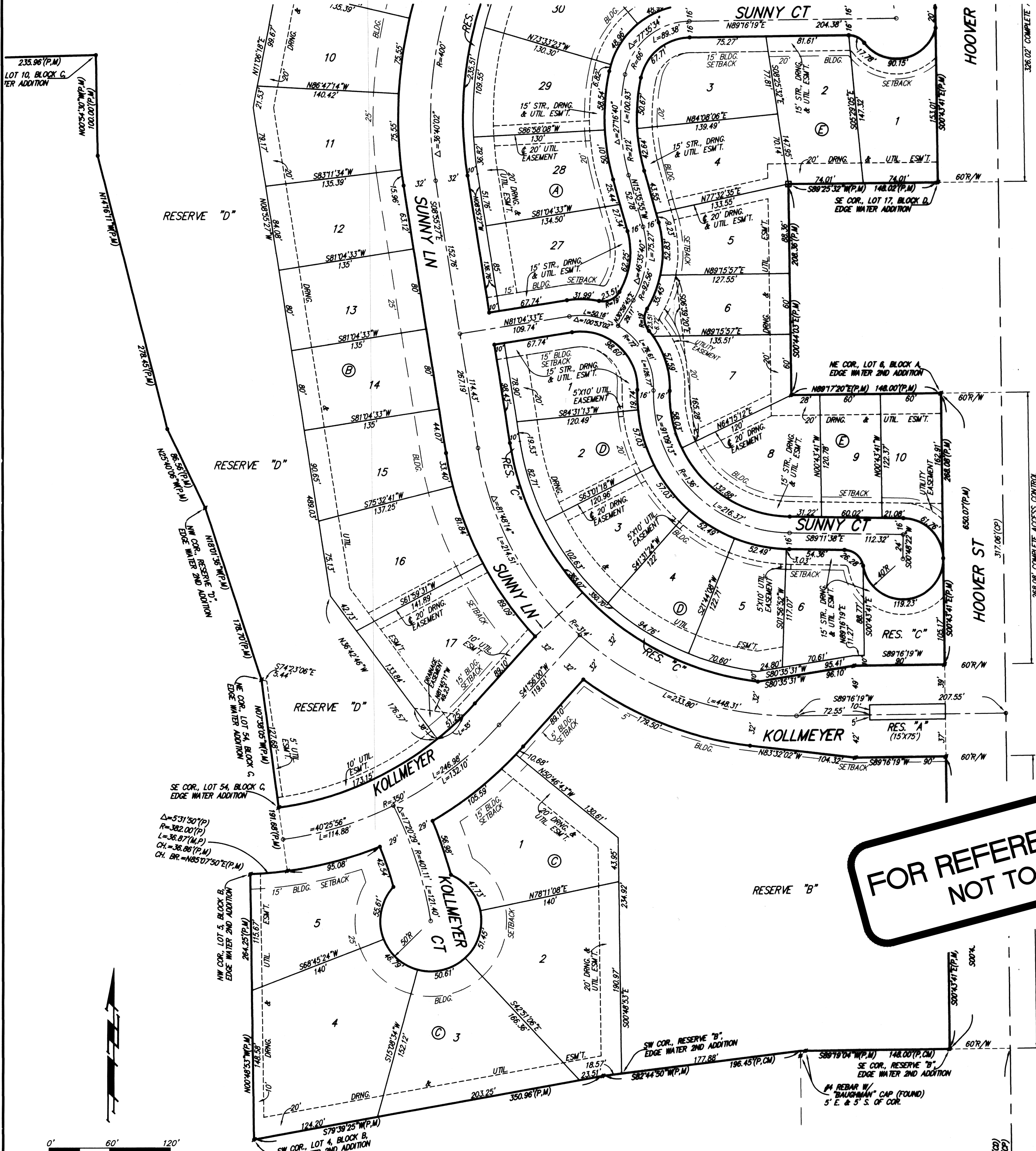


EDGE WATER 3RD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



**FOR REFERENCE ONLY
NOT TO SCALE**

NOTE: LOTS 27-35, BLOCK A, LOTS 1-6, BLOCK D, AND LOTS 1-10, BLOCK E, EDGE WATER 3RD ADDITION SHALL HAVE A 5 FOOT SIDE YARD BUILDING SETBACK.

NOTE: A drainage plan has been developed for the plat and all drainage easements, rights-of-way and reserves shall remain of established grades as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

* = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 # = 1/2" IRON (FOUND)
 O = #5 REBAR W/ "MUNICIPAL ENG." CAP (FOUND)
 □ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)

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

BENCHMARK:
 RAILROAD SPIKE IN WEST FACE OF POWER POLE,
 50' NORTHEAST OF THE SOUTHWEST CORNER OF
 RESERVE "D", EDGE WATER 3RD ADDITION.
 ELEVATION = 1335.24 (NGVD29)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1-7, 9-17	B	1333.1
1, 2	C	1336.0

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid Sedgwick County) and state do hereby certify that we have surveyed and platted "EDGE WATER 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13, Block C, TOGETHER with all of Lots 1, 2, 3, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, and 51, Block D, TOGETHER with all of Reserve "K", all as platted in Edge Water Addition, Wichita, Sedgwick County, Kansas, TOGETHER with that part of Reserve "D" as platted in said Edge Water Addition lying generally north of and abutting the following described line: Commencing at the southeast corner of Lot 1 in said Block C; thence N67°55'52"E along the northeasterly prolongation of the southeast line of said Lot 1, 64.00 feet to a point on the easterly right-of-way line of said Sunny Ln, said point also being a point on the west line of said Reserve "D"; and for a point of beginning; thence continuing N67°55'52"E along the northeasterly prolongation of the southeast line of said Lot 1, 52.27 feet to a point on the east line of said Reserve "D"; and for a point of termination, TOGETHER with all of Driftwood Ct and Bachman Ct as dedicated in said Edge Water Addition, TOGETHER with all of the two most easterly Driftwood Cts as dedicated in said Edge Water Addition, TOGETHER with that part of Driftwood Ct as dedicated in said Edge Water Addition lying east of and abutting the following described line: Beginning at the southwest corner of Lot 51 in said Block D; thence S00°54'30"E, 64.00 feet to the northwest corner of Lot 13 in said Block C, and for a point of termination, TOGETHER with that part of Bachman Ct as dedicated in said Edge Water Addition lying north-northwest of and abutting the following described line: Beginning at the southwest corner of Lot 14 in said Block D; thence S70°54'24"W along the southwesterly prolongation of the southeast line of said Lot 14, 58.00 feet to a point on the southwest right-of-way line of said Bachman Ct, and for a point of termination, TOGETHER with that part of Sunny Ln as dedicated in said Edge Water Addition lying generally north of and abutting the following described line: Beginning at the southeast corner of Lot 1 in said Block C; thence N67°55'52"E along the northeasterly prolongation of the southeast line of said Lot 1, 64.00 feet to a point on the easterly right-of-way line of said Sunny Ln, and for a point of termination, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, and 7, Block A, TOGETHER with all of Lots 1, 2, 3, 4, and 5, Block B, TOGETHER with all of Reserves "A", "B", "C", and "D", TOGETHER with all of Sunny Ln, Kollmeyer Ct, and Bachman Ct, all as platted and dedicated in Edge Water 2nd Addition, Wichita, Sedgwick County, Kansas.

Existing public easements, building setbacks, access controls, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in Government Lot 1 and the Southeast Quarter of the Northeast Quarter of Section 27, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

Michael G. Conroy, Surveyor
 License No. LS-071
 State of Kansas, Sedgwick County
 10-2018

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "EDGE WATER 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and 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 unless permitted by the Public Works Department of the appropriate governing body. The drainage easements are hereby granted as indicated for drainage purposes. The street, drainage, and utility easements are hereby granted as indicated for street purposes including sidewalks, for drainage purposes, and for the construction and maintenance of all public utilities. The pedestrian access easement is hereby granted as indicated for pedestrian access purposes and no fences or other obstructions shall be constructed or placed on or within this easement. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for entry monuments, landscaping, drainage purposes, open space, utilities, and streets. The public shall not bear the cost of any repair or replacement of improvements within said Reserve "A" adversely affected by street construction, repair, or maintenance. Reserve "B" is hereby reserved for open space, landscaping, playgrounds, swimming pools and related facilities, recreational areas, parking, drainage purposes, gazebos, entry monuments, lakes, screening walls, and sidewalks. Reserve "C" is hereby reserved for entry monuments, landscaping, drainage purposes, screening walls, streets as confined to easements, utilities, and sidewalks. Reserve "D" is hereby reserved for open space, landscaping, gazebos, lakes, sidewalks, utilities as confined to easements, and drainage purposes. Reserve "E" is reserved for open space, landscaping, berms, screening walls, drainage purposes, streets as confined to easement, and utilities. Reserve "F" is hereby reserved for open space, landscaping, drainage purposes, screening walls, and pipelines as confined to easements. Reserves "A", "B", "C", "D", "E", and "F" shall be owned and maintained by the homeowners association for the addition. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures on the affected lots shall be as indicated on the face of the plat.

R & R Realty, LLC, a Kansas limited liability company
 Joy W. Russell, Manager
 Kevin M. Mullen, President of Ritchie Associates, Inc.
 Julie A. Frazier, President
 Edgewater Homeowners' Association, a Kansas not for profit corporation

State of Kansas) SS The foregoing instrument acknowledged before me, Sedgwick County) this 10th day of July, 2018, by Julie A. Frazier, President of Edgewater Homeowners' Association, a Kansas not for profit corporation, on behalf of the corporation.

Brenda J. Wright, Notary Public
 License No. LS-071
 State of Kansas, Sedgwick County
 8-12-21

This plat of "EDGE WATER 3RD ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
 Dated this 21st day of MAY 2018.
 Wichita-Sedgwick County Metropolitan Area Planning Commission



Joseph A. Johnson, Chair
 Dale Miller, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 11th day of August, 2018.

Paul Rongweel, Mayor
 Jeff Loggwell, City Clerk
 Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this 1st day of September, 2018.

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

Entered on transfer September 11th day of September, 2018.
 Kelly B. Adams, County Clerk



State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 4th day of September, 2018 at 1:40:20 a clock P.M. and is duly recorded.

Tonya Buckingham, Register of Deeds

Judy J. Fogel, Deputy

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "EDGE WATER 3RD ADDITION", Wichita, Sedgwick County, Kansas.

Brad E. Yeger, B.V.P.

State of Kansas) SS The foregoing instrument acknowledged before me, Sedgwick County) this 18th day of August, 2018, by Brad E. Yeger, President of Legacy Bank, on behalf of the bank.

Karla Rouk, Notary Public

State of Kansas) SS The foregoing instrument acknowledged before me, Sedgwick County) this 10th day of July, 2018, by Joy W. Russell, Manager of R & R Realty, LLC, a Kansas limited liability company, on behalf of the limited liability company.

Judith M. Terhune, Notary Public

State of Kansas) SS The foregoing instrument acknowledged before me, Sedgwick County) this 11th day of July, 2018, by Kevin M. Mullen, President of Ritchie Associates, Inc., as Manager of R & R Realty, LLC, a Kansas limited liability company, on behalf of the limited liability company.

Judith M. Terhune, Notary Public

Judith M. Terhune, Notary Public
 License No. LS-071
 State of Kansas, Sedgwick County
 11-7-21

Baughman Company, P.A.
 1150 S. WILSON ST., WICHITA, KS 67211
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

EDGE WATER 3RD ADD. - PH. 2&3
COPY OF PLAT
 WATER DISTRIBUTION SYSTEM