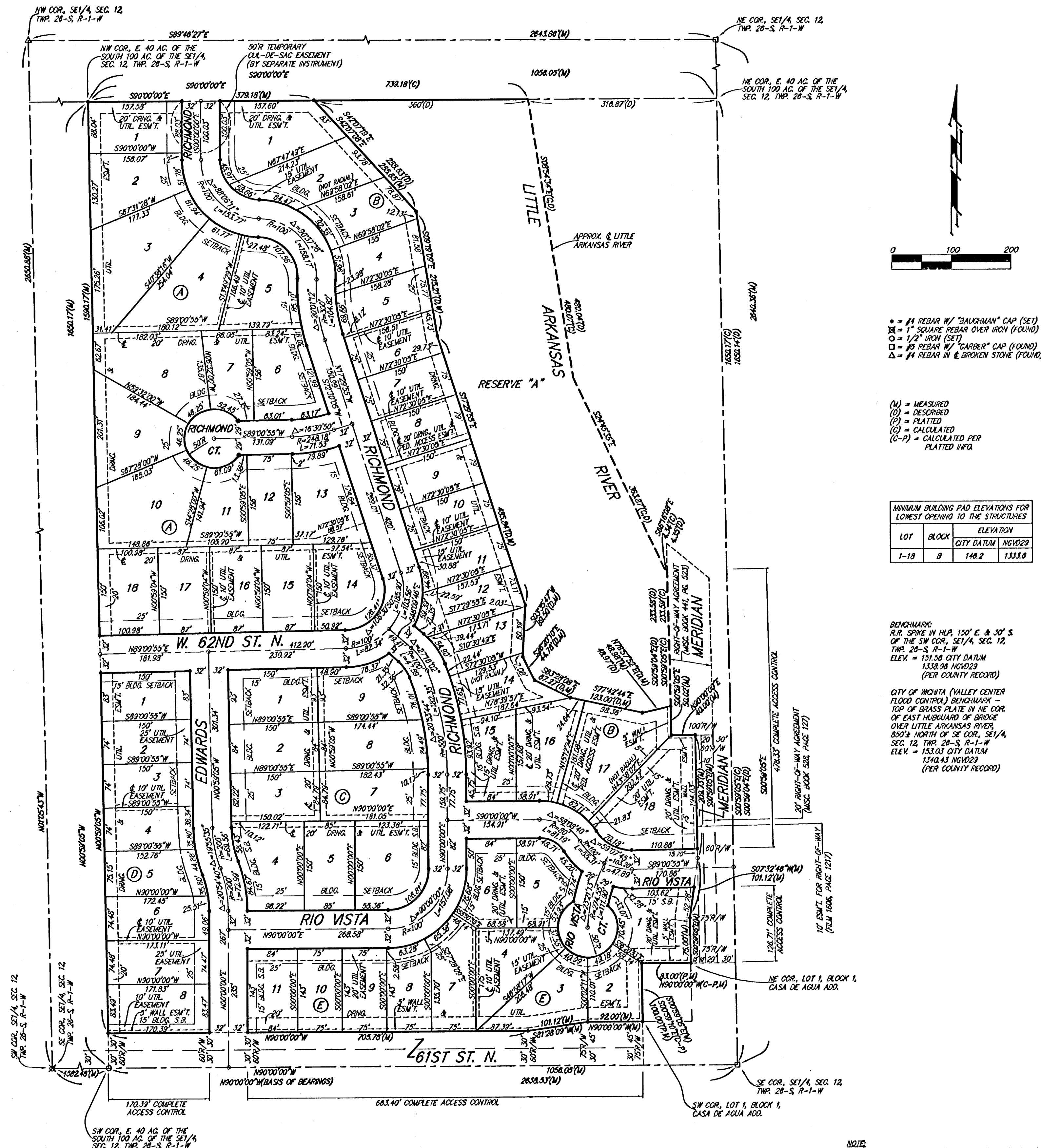


RIO VISTA ESTATES 4TH WICHITA, SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 1" SQUARE REBAR OVER IRON (FOUND)
- = 1/2" IRON (SET)
- = #6 REBAR W/ "CARBON" CAP (FOUND)
- = #4 REBAR IN & BROKEN STONE (FOUND)

- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATTED
- (C) = CALCULATED
- (C-P) = CALCULATED PER PLATTED INFO

LOT	BLOCK	ELEVATION	
		QTY	DATUM
1-18	B	148.2	1,333.0

BENCHMARK:
R.R. SPINE IN H.P. 150' E. & 30' S.
OF THE SW COR., SE 1/4, SEC. 12,
TWP. 26-S, R-1-W
ELEV. = 151.58 CITY DATUM
1538.06 NGVD29
(PER COUNTY RECORD)

CITY OF WICHITA (VALLEY CENTER
FLOOD CONTROL) BENCHMARK -
TOP OF BRASS PLATE IN NE COR.
OF EAST HARBOR GUARD OF BRIDGE
OVER LITTLE ARKANSAS RIVER,
850' N. OF SE COR., SE 1/4,
SEC. 12, TWP. 26-S, R-1-W
ELEV. = 153.03 CITY DATUM
1540.43 NGVD29
(PER COUNTY RECORD)

NOTE:
A master grading plan for drainage has been developed for this subdivision
and is on file with the City of Wichita, Kansas. All drainage easements,
rights-of-way, or reserves shall remain at established grades or as
modified with the approval of the City Engineer of the City of Wichita,
Kansas. No obstructions which impede the flow of this drainage system be
allowed.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) and state do hereby certify that we have surveyed and
platted "RIO VISTA ESTATES 4TH", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as all that part of the east 40 acres of the south
100 acres of the Southeast Quarter of Section 12, Township 26 South,
Range 1 West of the Sixth Principal Meridian, which lies westerly of the
center of the Little Arkansas River, in Sedgwick County, Kansas, EXCEPT
roads and that part platted as Casa De Agua Addition.

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael G. Conroy, Surveyor

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 a Reserve to be known as "RIO
VISTA ESTATES 4TH", 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. The drainage, utility
and pedestrian access easements are hereby granted as indicated for
drainage purposes, for the construction and maintenance of all public
utilities, and for access to or from Reserve "A" and no fences or other
obstructions shall be constructed or placed on or within these easements.
The wall easements are hereby granted as indicated for the construction
and maintenance of a private screening wall and utility main lines and
service lines shall be allowed to cross these easements. The temporary
cul-de-sac easement on Richmond shall expire at such time as said
Richmond is extended further north or terminated as a permanent
cul-de-sac. The streets are hereby dedicated to and for the use of the
public. Reserve "A" is hereby reserved for a river system, landscaping,
open space, berms, gazebos, drainage purposes and utilities as confined
to easements. Reserve "A" 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 shall be as indicated on the face of the plat.

Lariat Construction Co., L.P.

James A. Catron, Partner

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this day of 2004, by James A. Catron, Partner of
Lariat Construction Co., L.P., on behalf of the limited partnership.

My App't. Exp. _____, Notary Public

We, the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "RIO VISTA
ESTATES 4TH", Wichita, Sedgwick County, Kansas.
Legacy Bank

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this day of 2004, by _____,
of Legacy Bank, on behalf of the bank.

My App't. Exp. _____, Notary Public

This plat of "RIO VISTA ESTATES 4TH",
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 2004,
Wichita-Sedgwick County Metropolitan Area Planning Commission

Bernard A. Hentzen, Chairman

Dale Miller, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this day of 2004.

Carlos Mayans, Mayor

Pat Graves, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this day of 2004.

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

Entered on transfer record this day
of 2004.

Don Brace, County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this day
of 2004 at o'clock M. and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
318-282-7211 • 318-811-3 • WICHITA, KANSAS 67211
P:\PLATTING\RIO VISTA ESTATES 4TH ADDITION\DWG\DWG-WIC

14-02-03-06