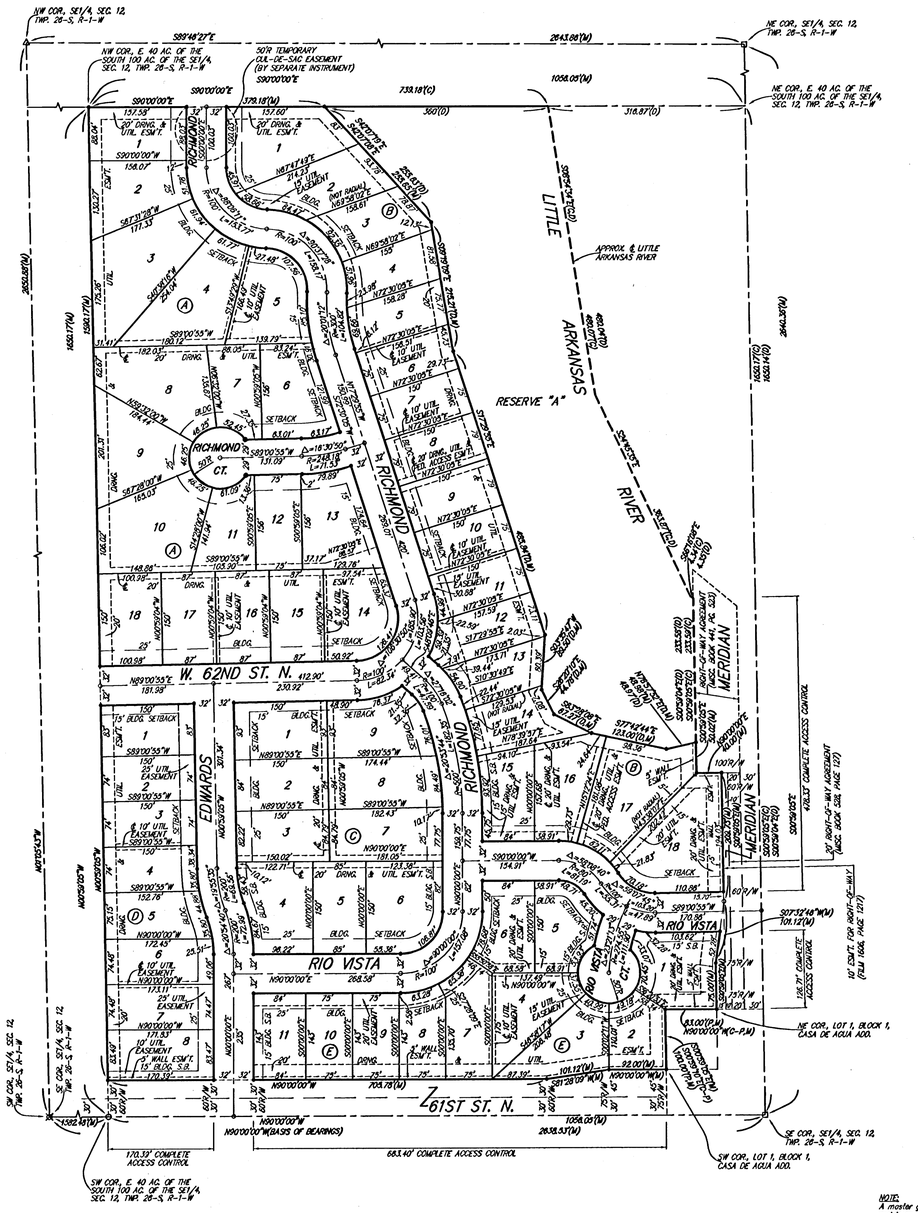
RIO VISTA ESTATES 4TH
WICHITA, SEDGWICK COUNTY, KANSAS



● = ℄ REBAR W/ "BAUGHMAN" CAP (SET)
⊠ = 1" SQUARE REBAR OVER IRON (FOUND)
○ = 1/2" IRON (SET)
□ = ℄ REBAR W/ "GARBER" CAP (FOUND)
△ = ℄ REBAR IN ℄ BROKEN STONE (FOUND)

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

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		CITY DATUM	NGVD29
1-18	B	148.2	1333.6

BENCHMARK:
R.R. SPIKE IN HUP, 150' E. & 30' S. OF THE SW COR., SE1/4, SEC. 12, TWP. 26-S, R-1-W
ELEV. = 131.56 CITY DATUM
1338.58 NGVD29
(PER COUNTY RECORD)

CITY OF WICHITA (VALLEY CENTER FLOOD CONTROL) BENCHMARK - TOP OF BRASS PLAQUE IN NE COR. OF EAST HUBBOARD OF BRIDGE OVER LITTLE ARKANSAS RIVER, 850'± NORTH OF SE COR., SE1/4, SEC. 12, TWP. 26-S, R-1-W
ELEV. = 133.03 CITY DATUM
1340.43 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, right-of-ways, 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)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid 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.

_____, Surveyor
Michael G. Conrey

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.

_____, Partner
James A. Catron

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this_____day of_____, 2004, by James A. Catron, Partner of Lariat Construction Co., L.P., on behalf of the limited partnership.

_____, Notary Public

My App't. Exp._____

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

_____, _____
(Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this_____day of_____, 2004, by_____, _____(Title) of Legacy Bank, on behalf of the bank.

_____, Notary Public

My App't. Exp._____

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_____, 200__
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Bernard A. Hentzen

_____, 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_____, 2004.

_____, Mayor
Carlos Mayans

_____, City Clerk
Pat Graves

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.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____day of_____, 2004 at_____o'clock__M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
P:\PLAT\RIO VISTA ESTATES 4TH ADDITION\DWG\RIOVISTA4TH.DWG-MCC