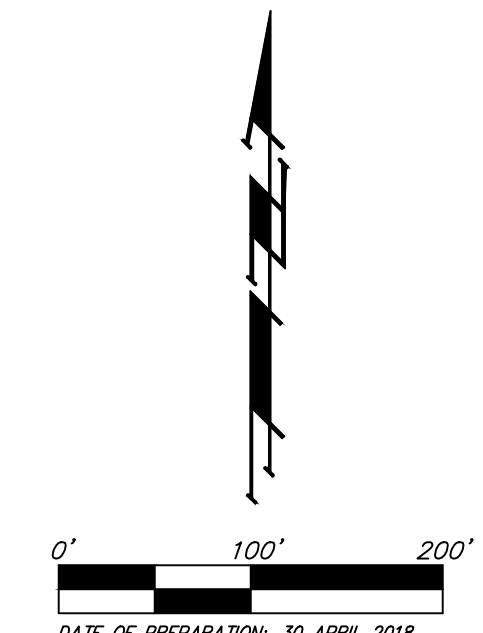
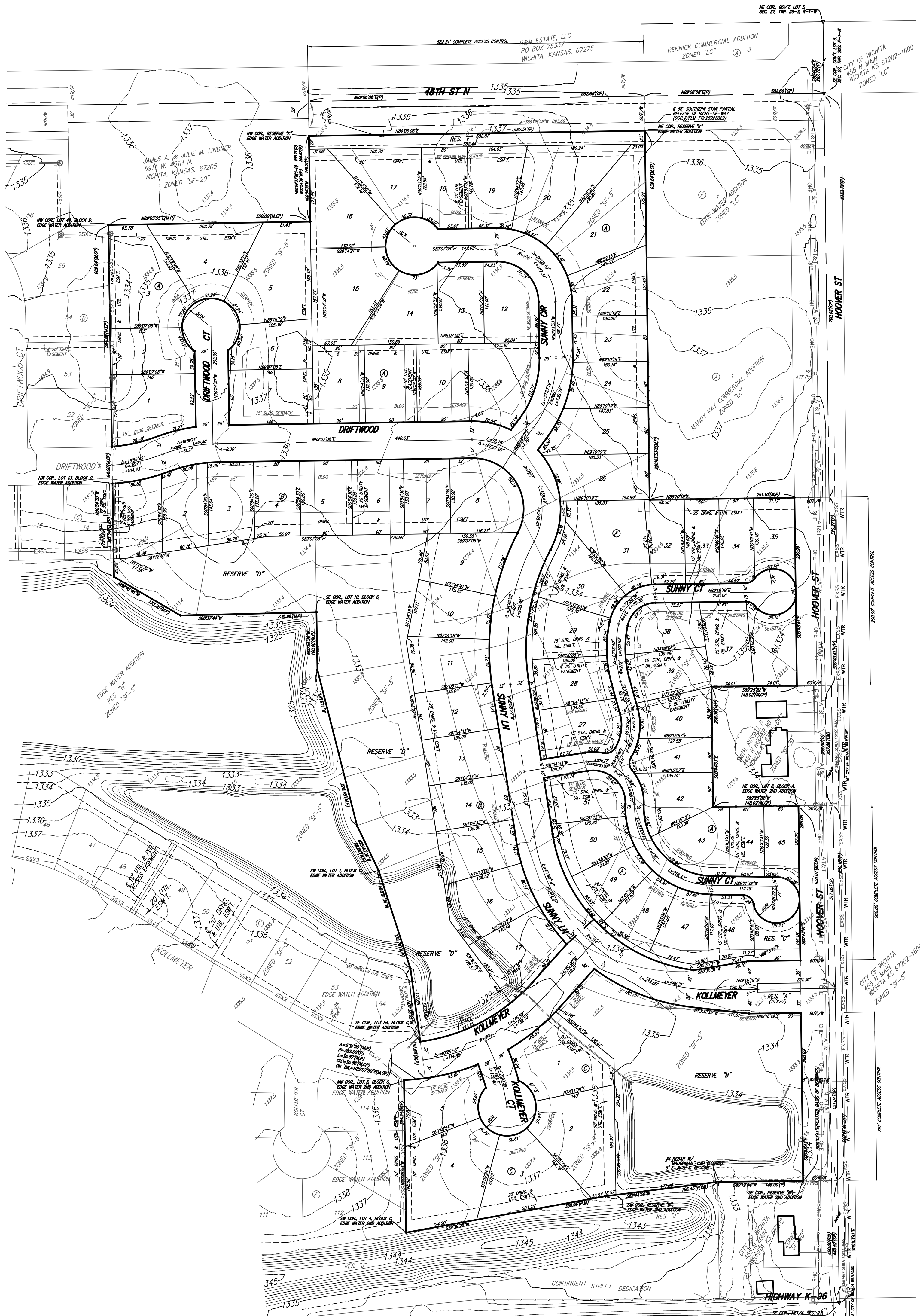


EDGE WATER 3RD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



DATE OF PREPARATION: 30 APRIL 2018
 DATE OF TOPOGRAPHY: 12 DECEMBER 2012, 5 MARCH 2018
 CONTOUR INTERVALS = 1 FOOT (CONTOURS PROVIDED BY SEDGWICK COUNTY)

OWNER/DEVELOPER:
 R&R REALTY, LLC
 ATTN: JAY RUSSELL
 PO BOX 75337
 WICHITA, KS 67275

LEGAL DESCRIPTION:
 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 C, TOGETHER with all of Lot 1, Block E, 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 Cir and Bachman Cir 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 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 northeast 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 southeast 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, 5, Block B, TOGETHER with all of Reserves "A", "B", "C", and "D", TOGETHER with all of Sunny Ln, Kollmeyer, Kollmeyer Ct, and Bachman Ct, all as platted and dedicated in Edge Water 2nd Addition, Wichita, Sedgwick County, Kansas.

BENCHMARK:
 RAILROAD SPIKE IN WEST FACE OF POWER POLE,
 50' NORTHEAST OF THE SOUTHEAST CORNER OF
 RESERVE "C", EDGE WATER 2ND ADDITION.
 ELEVATION = 1335.24 (NGVD29)

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.

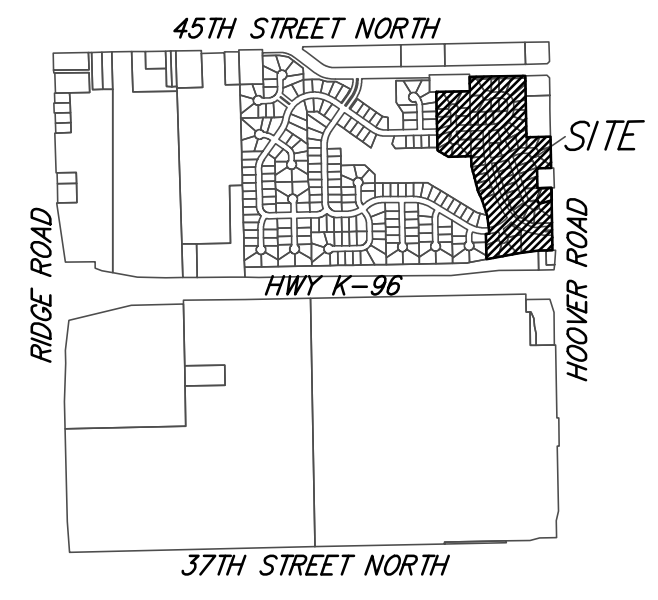
Reserve "B" is hereby reserved for open space, landscaping, playgrounds, swimming pools and related facilities, recreational areas, parking, drainage purposes, gazebos, entry monuments, lakes, screening walls, and sidewalks.

Reserve "C" is hereby reserved for entry monuments, open space, landscaping, drainage purposes, screening walls, 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 and utilities as confined to easements.

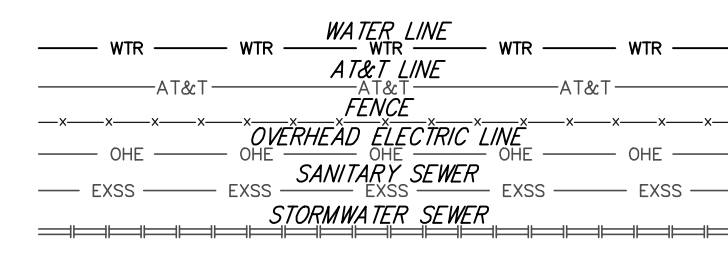
Reserve "F" is hereby reserved for open space, landscaping, drainage purposes, screening walls, and pipelines as confined to easements.



VICINITY MAP
 SEC. 27, T26S, R1W

- PP = Power Pole
- AT&T = AT&T Pedestal
- Guy = Guy Anchor
- Sign = Sign

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- ▽ = #4 REBAR W/ "GARBER" CAP (FOUND)
- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATTED
- (C) = CALCULATED
- (CM) = CALCULATED PER MEASURED INFO.
- (CD) = CALCULATED PER DESCRIBED INFO.
- (CP) = CALCULATED PER PLATTED INFO.

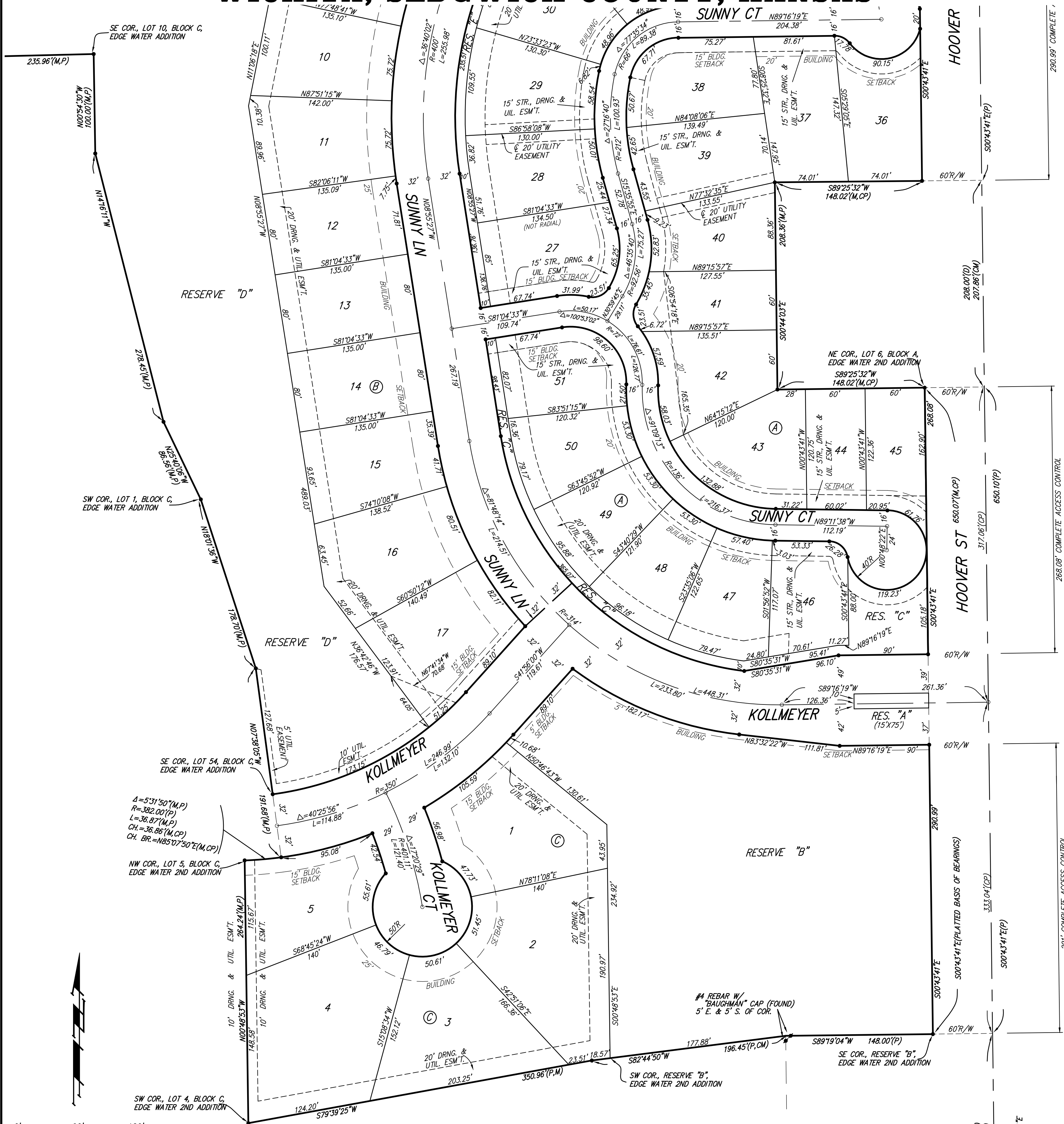


EDGE WATER 3RD ADDITION
 18 April 2018
Baughman Company, P.A.
 315 Ellis St., Wichita, KS 67211 P 316-262-7271 F 316-262-0149
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
 E:\Projects\Edge Water 3rd - Plat\Drawings\Edge Water 3rd P.dwg:R&R

FINAL PLAT

EDGE WATER 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



DATE OF PREPARATION: 30 APRIL 2018

NOTE:
EXISTING PERMANENT STORMWATER DRAINAGE & DETENTION BASIN IMPROVEMENTS EASEMENTS, (DOC.#/FLM-PG. 29068994 & DOC.#/FLM-PG. 29105381), AFFECT RESERVE "D", EDGE WATER 2ND ADDITION AND OTHER ADJACENT PROPERTY.

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

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATED
- (CM) = CALCULATED PER MEASURED INFO.
- (CD) = CALCULATED PER DESCRIBED INFO.
- (CP) = CALCULATED PER PLATED INFO.

LOT	BLOCK	ELEVATION
1-7,9-17	B	1331.0
1, 2	C	1336.0

BENCHMARK:
RAILROAD SPIKE IN WEST FACE OF POWER POLE,
50' NORTHEAST OF THE SOUTHEAST CORNER OF
RESERVE "C", EDGE WATER 2ND ADDITION.
ELEVATION = 1335.24 (NGVD29)

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid 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 Lot
1, Block E, 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 Cir and Bachman Cir 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 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, 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
votated by virtue of K.S.A. 12-512b, as amended.
Baughman Company, P.A.

Michael G. Conrey, 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 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 easement is hereby granted as
indicated for drainage purposes. 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, open space,
landscaping, drainage purposes, screening walls, 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 and utilities as confined to easements. 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 shall be as indicated
on the face of the plat.

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

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this _____ day of _____, 2018, by _____, President of
Edgewater Homeowners' Association, a Kansas not-for-profit corporation,
on behalf of the corporation.
_____, Notary Public
My App't. Exp. _____

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 _____ day of _____,
Wichita-Sedgwick County Metropolitan Area Planning Commission
Joseph A. Johnson, Chair
_____, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2018.
Jeff Longwell, Mayor
Karen Sublett, City Clerk

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

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

Entered on transfer record this _____ day
of _____, 2018.
Kelly B. Arnold, 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 _____, 2018 at _____ o'clock _____ M., and is duly recorded.
Tanya Buckingham, Register of Deeds
Judy J. Paget, 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.
Legacy Bank
_____, (Title)

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this _____ day of _____, 2018, by _____, by _____,
_____, of Legacy Bank, on behalf of the bank.
_____, (Title)
_____, Notary Public

My App't. Exp. _____

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

My App't. Exp. _____

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this _____ day of _____, 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.
_____, Notary Public

My App't. Exp. _____

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this _____ day of _____, 2018, by _____, President of
Edgewater Homeowners' Association, a Kansas not-for-profit corporation,
on behalf of the corporation.
_____, Notary Public
My App't. Exp. _____

EDGE WATER 3RD ADDITION

PAGE 1 OF 2 17 April 2018

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\Projects\Edge Water 3rd - Plat\Drawings\Edge Water 3rd - P.dwg\BRR

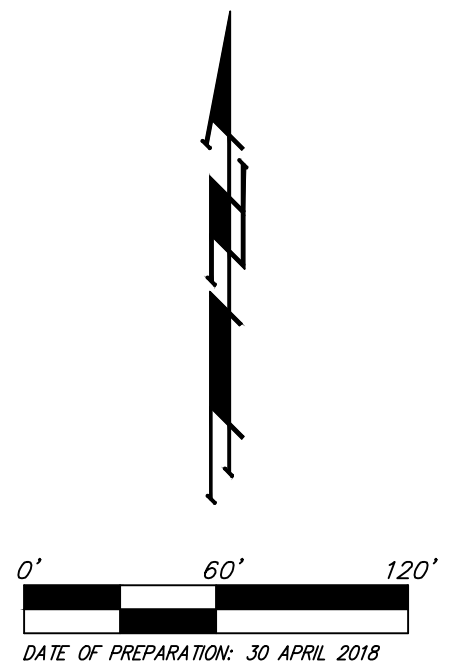
FINAL PLAT

EDGE WATER 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

NE COR., GOV'T. LOT 5,
SEC. 27, TWP. 26-S, R-1-W

SE COR., GOV'T. LOT 5,
SEC. 27, TWP. 26-S, R-1-W



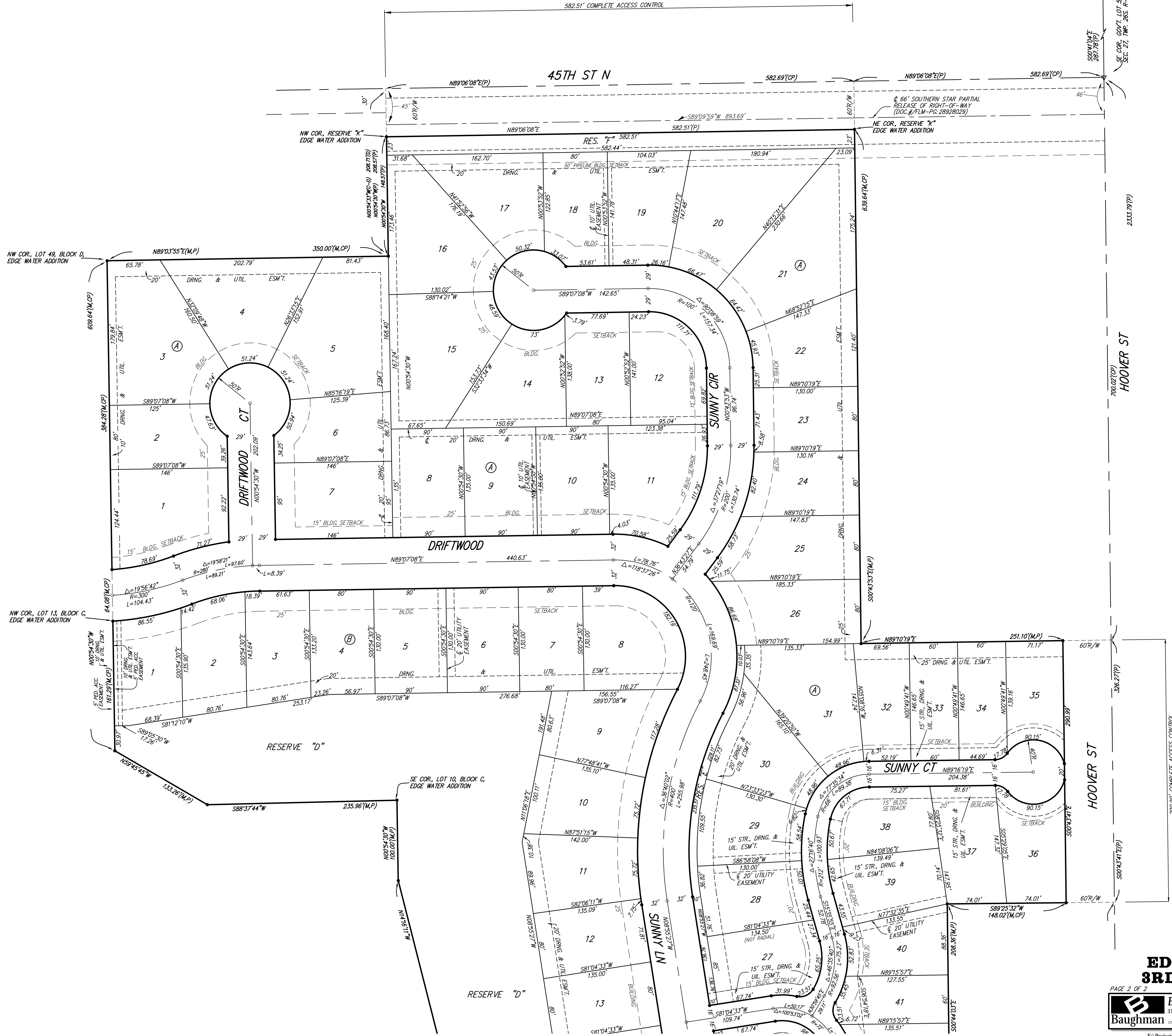
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 (P) = PLATTED
 (CM) = CALCULATED PER MEASURED INFO.
 (CD) = CALCULATED PER DESCRIBED INFO.
 (CP) = CALCULATED PER PLATTED INFO.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1-7,9-17	B	1331.0
1, 2	C	1336.0

BENCHMARK:
RAILROAD SPIKE IN WEST FACE OF POWER POLE, 50' NORTHEAST OF THE SOUTHEAST CORNER OF RESERVE "C", EDGE WATER 2ND ADDITION. ELEVATION = 1335.24 (NOV1929)

NOTE:
EXISTING PERMANENT STORMWATER DRAINAGE & DETENTION BASIN IMPROVEMENTS EASEMENTS, (DOC.#/PLM-PC: 29068994 & DOC.#/PLM-PC: 29105381), AFFECT RESERVE "D", EDGE WATER 2ND ADDITION AND OTHER ADJACENT PROPERTY.

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



EDGE WATER 3RD ADDITION

PAGE 2 OF 2 17 April 2018

Baughman Company, P.A.

315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149

ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\Projects\Edge Water 3rd Plating\Drawings\Edge Water 3rd P.dwg RRR