

EDGE WATER ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

5-14-07
(Sub 0000-100)

This plat of "EDGE WATER 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 _____, 2007.
Wichita-Sedgwick County Metropolitan Area Planning Commission

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid Sedgwick County) do hereby certify that we have surveyed and platted "EDGE WATER 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 Government Lot 1 and that part of the SE 1/4 of the NE 1/4 of Sec. 27, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at the SE corner of said NE 1/4; thence North along the East line of said NE 1/4, 300 feet; thence West parallel with the South line of said NE 1/4, 130 feet; thence North parallel with the East line of said NE 1/4, 150 feet; thence East parallel with the South line of said NE 1/4, 130 feet; thence North along the East line of said NE 1/4, 650 feet; thence West parallel with the South line of said NE 1/4, 208 feet; thence North parallel with the East line of said NE 1/4, 208 feet; thence East parallel with the South line of said NE 1/4, 208 feet; thence North along the East line of said NE 1/4, 325.99 feet, more or less, to a point 700 feet South of the NE corner of said Government Lot 1; thence West parallel with the North line of said Government Lot 1, 311.14 feet; thence North parallel with the East line of said NE 1/4, 420 feet; thence East parallel with the North line of said Government Lot 1, 311.14 feet; thence North along the East line of said NE 1/4, 280 feet to the NE corner of said Government Lot 1; thence West along the North line of said Government Lot 1, 893.93 feet, more or less, to a point 417.42 feet East of the NW corner of said Government Lot 1; thence South parallel with the West line of said Government Lot 1, 208.71 feet; thence West parallel with the North line of said Government Lot 1, 417.41 feet to a point on the West line of said Government Lot 1; thence South along the West line of said Government Lot 1 and the West line of the SE 1/4 of said NE 1/4 to the SW corner of the SE 1/4 of said NE 1/4; thence East to the place of beginning, EXCEPT that part taken for highway purposes in Deed Book 1377, Page 307, and EXCEPT that part described as beginning at the SE corner of said NE 1/4; thence North along the East line of said NE 1/4, 300 feet; thence West parallel with the South line of said NE 1/4, 130 feet; thence North parallel with the East line of said NE 1/4, 150 feet; thence West parallel with the South line of said NE 1/4, 130 feet; thence South parallel with the East line of said NE 1/4, 450 feet to the South line of said NE 1/4; thence East along the South line of said NE 1/4, 208 feet to the place of beginning, and EXCEPT that part taken for highway purposes in Deed Book 1377, Page 307, TOGETHER with Government Lot 2 and the SW 1/4 of the NE 1/4 of Sec. 27, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part taken for State Highway purposes in District Court Case No. C-8172-66 along the south, TOGETHER with that part of Government Lots 3 and 6 and that part of the SE 1/4 of the NW 1/4 of Sec. 27, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas lying within the following described tract of land: The E 1/2 of the E 1/2 of the NW 1/4 of Sec. 27, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, EXCEPTING as it may affect the above described tract, the following described property: A tract of land in the SE 1/4 of the NW 1/4 of Sec. 27, Twp. 26-S, R-1-W described as follows: Beginning at the SE corner of said Quarter Section; thence North along the East line of said Quarter Section, 227.3 feet, said East line having a bearing of N00°18'W; thence S89°46'W, 514.4 feet; thence N87°22'W, 300.4 feet; thence S89°46'W to a point on the west line, 237.7 feet North of the SW corner of the SE 1/4 of the NW 1/4; thence S00°24'E, 237.7 feet along said West line to the south line of said Quarter Section; thence N89°58'E along said South line to the place of beginning, and EXCEPT that part of said Government Lots 3 and 6 lying within the following described tract of land: A tract in the NW 1/4 of Sec. 27, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas described as beginning at the NW corner of the E 1/2 of the E 1/2 of said NW 1/4; thence south along the West line of said E 1/2 of the E 1/2 of said NW 1/4, 386.25 feet; thence east parallel with the North line of said NW 1/4, 244.55 feet; thence north parallel with the West line of the E 1/2 of the E 1/2 of said NW 1/4, 386.25 feet to a point on the North line of said NW 1/4; thence west, 244.55 feet to the point of beginning, TOGETHER with that part of Government Lot 5, Sec. 27, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at the SW corner of said Government Lot 5; thence N01°18'49"W along the west line of said Government Lot 5, 257.48 feet; thence S52°42'55"E, 239.48 feet to the P.C. of a curve to the left; thence southeasterly and easterly along said curve, having a central angle of 37°51'14" and a radius of 240.00 feet, an arc distance of 158.56 feet, (having a chord length of 155.69 feet bearing S71°38'32"E), to the P.T. of said curve, said P.T. also being 60.00 feet normally distant north of the south line of said Government Lot 5; thence N89°25'51"E parallel with the south line of said Government Lot 5, 978.82 feet; thence N89°06'08"E parallel with the south line of said Government Lot 5, 1000.28 feet to a point 311.00 feet normally distant west of the east line of said Government Lot 5; thence S00°41'04"E parallel with the east line of said Government Lot 5, 60.00 feet to a point on the south line of said Government Lot 5; thence S89°06'08"W along the south line of said Government Lot 5, 1000.23 feet to a deflection corner in said south line; thence S89°25'51"W along the south line of said Government Lot 5, 1312.02 feet to the point of beginning, all being subject to road rights-of-way of record.

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 ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The drainage and utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The pedestrian access easements are hereby granted as indicated for pedestrian access purposes and no fences or other obstructions shall be constructed or placed on or within these easements. The utility and pedestrian access easement is hereby granted as indicated for the construction and maintenance of all public utilities and for pedestrian access purposes and no fences or other obstructions shall be constructed or placed on or within this easement. The wall easements are hereby granted as indicated for the construction and maintenance of private screening walls and utility main lines and service lines shall be allowed to cross these easements. The streets are hereby dedicated to and for the use of the public. The contingent street dedication within Reserve "J" shall become effective in the event that the City of Wichita determines a need for the right-of-way for any street related purposes. The contingent street dedication within said Reserve "J" shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of all parts of said property covered by said contingent street dedication. Reserves "A", "B", and "C" are 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 Reserves "A", "B", and "C" adversely affected by street construction, repair, or maintenance. Reserve "D" is hereby reserved for entry monuments, open space, landscaping, drainage purposes, screening walls, and sidewalks. Reserve "E" is hereby reserved for entry monuments, open space, landscaping, drainage purposes, screening walls, sidewalks, and pipelines as confined to easement. Reserve "F" is hereby reserved for open space, landscaping, drainage purposes, gazebos, entry monuments, lakes, screening walls, and sidewalks. Reserve "G" is hereby reserved for open space, landscaping, drainage purposes, gazebos, entry monuments, lakes, screening walls, utilities as confined to easements, and drainage purposes. Reserve "H" is hereby reserved for open space, landscaping, sidewalks, drainage purposes, utilities as confined to easements, playgrounds, swimming pools and related facilities, recreational areas, gazebos, and parking. Reserve "J" is hereby reserved for open space, landscaping, sidewalks, berms, drainage purposes, and a contingent street dedication. Reserve "K" is hereby reserved for open space, landscaping, drainage purposes, screening walls, and pipelines as confined to easement. Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", and "K" 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.

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

Legacy Bank

BRUCE MALLOY (Title)

_____, Chair
Darrell A. Downing
_____, Secretary
John L. Schlegel

State of Kansas) SS The foregoing instrument acknowledged before me, this 15th day of May, 2007, by Bruce Malloy, J.P. of Legacy Bank, on behalf of the bank.



LISA A. PISKA, Notary Public
My App't. Exp. 01-12-2009

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2007.

_____, Mayor
Carl Brewer
_____, City Clerk
Karen Sublett

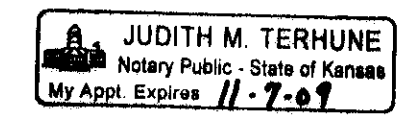
Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2007.

R & R Realty, LLC,
a Kansas limited liability company

Jay W. Russell, Manager
Ritchie Associates, Inc., Manager

Kevin M. Mullen, President

State of Kansas) SS The foregoing instrument acknowledged before me, this 8th day of May, 2007, by Jay 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

My App't. Exp. 11-7-07

Entered on transfer record this _____ day of _____, 2007.

_____, County Clerk
Don Brace

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

State of Kansas) SS The foregoing instrument acknowledged before me, this 11th day of May, 2007, 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.



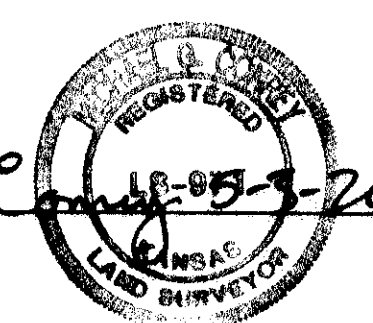
ANGIE M. SIZEMORE, Notary Public

My App't. Exp. 7-25-07

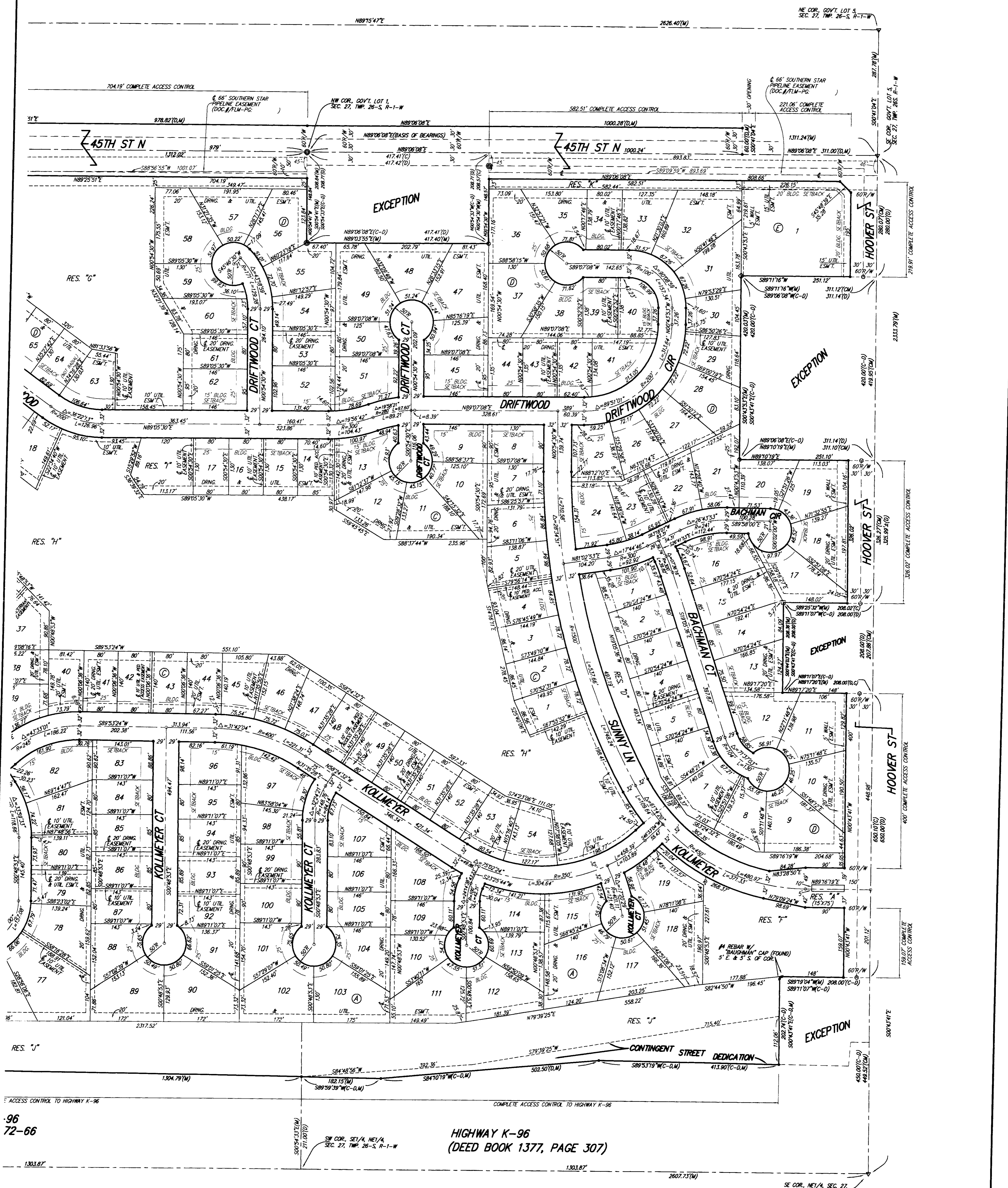
State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2007 at _____ o'clock _____ M., and is duly recorded.

_____, Register of Deeds
Bill Meek
_____, Deputy
Tonya Buckingham

Michael G. Conrey, Surveyor



EDGE WATER ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



96
72-66

HIGHWAY K-96
(DEED BOOK 1377, PAGE 307)

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- △ = STONE (FOUND)
- = 3/4" IRON (FOUND)
- = 1/2" IRON (FOUND)
- = #5 REBAR W/ "MUNICIPAL ENG." CAP (FOUND)
- ◇ = #4 REBAR W/ "SAVOY" CAP (FOUND)
- = #4 REBAR W/ "TILS" CAP (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- × = CROSS (FOUND)
- = #4 REBAR W/ "GARBER" CAP (FOUND)
- = #5 REBAR IN STONE (FOUND)

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

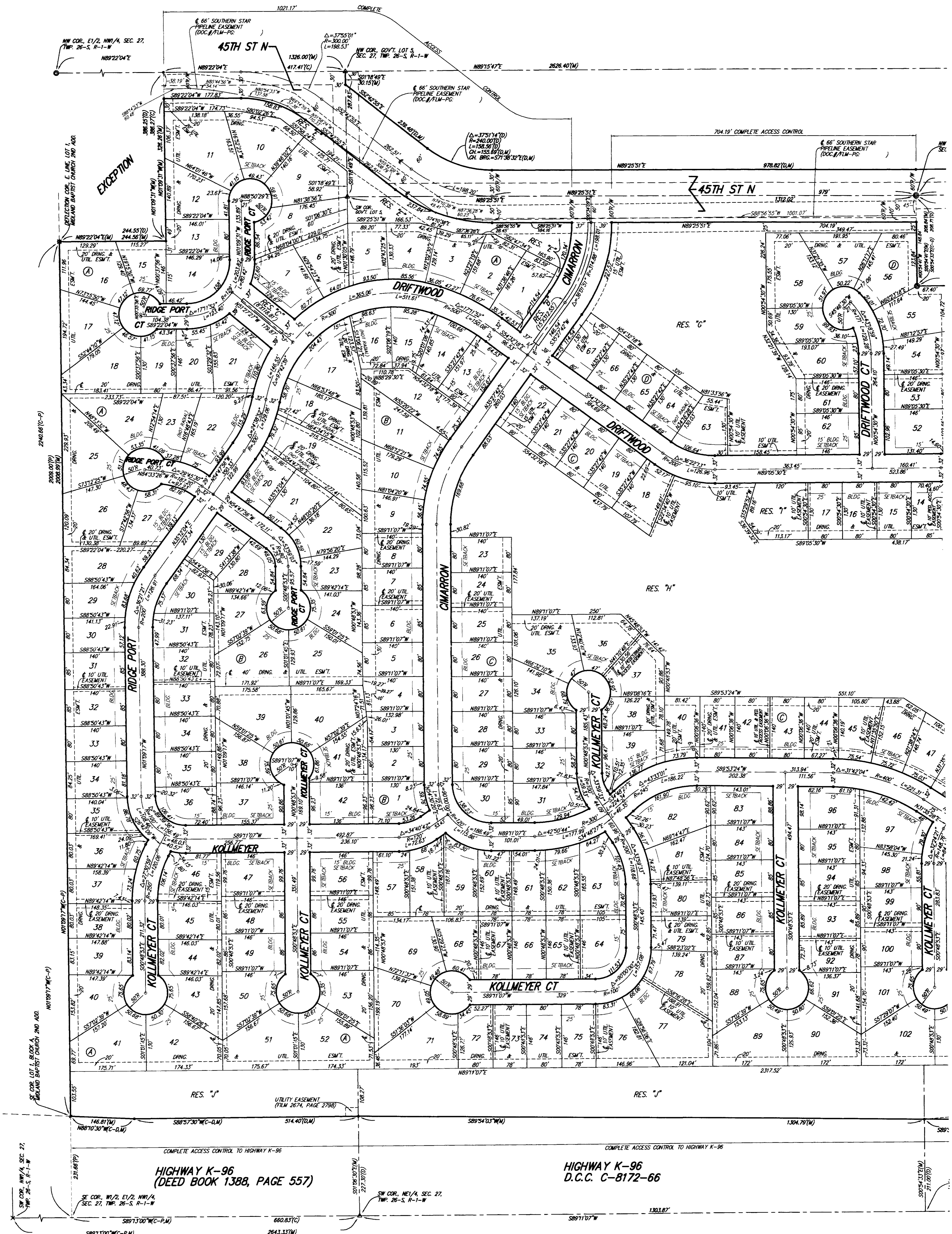
LOT	BLOCK	ELEVATION
118-119	A	1336.0
1-5, 10-25	C	1333.1
35-38, 40-54	C	1333.1
56-67	D	1333.1

BENCHMARK:
HOOPER AND 45TH ST. NORTH
COW BENCHMARK NE CORNER OF INTERSECTION
10.20 FT SSE OF PP
58.80 FT ESE OF PP ON NW CORNER
83.50 FT NE OF GAS LINE MARKER
59.00 FT NORTH OF GAS LINE MARKER
24.50 FT EAST OF CENTERLINE
14.50 FT NORTH OF CENTERLINE
ELEVATION 1335.29 (NGVD 29)

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 of 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.

NOTE:
BLANCKET KANSAS GAS SUPPLY CORPORATION RIGHTS-OF-WAY. NISEC BOOK 508, PAGES 485, 487, AND 493, FIRST ASSIGNED TO CITIE'S SERVICE GAS COMPANY, AND NOW ASSIGNED TO SOUTHERN STAR CENTRAL GAS PIPELINE, INC. OVER GOVERNMENT LOTS 1 AND 2 IN THE NE1/4 OF SEC. 27, TWP. 26-S, R-1-W AND GOVERNMENT LOTS 4, AND 6 IN THE NW1/4 OF SEC. 27, TWP. 26-S, R-1-W ARE IN THE PROCESS OF BEING RELEASED THIS 2ND DAY OF MAY, 2007.

EDGE WATER ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



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- △ = STONE (FOUND)
- = 3/4" IRON (FOUND)
- = 1/2" IRON (FOUND)
- = #5 REBAR W/ MUNICIPAL ENG. CAP (FOUND)
- = #4 REBAR W/ 'SAVOY' CAP (FOUND)
- = #4 REBAR W/ 'TILIS' CAP (FOUND)
- = #4 REBAR W/ 'BAUGHMAN' CAP (FOUND)
- = CROSS (FOUND)
- = #4 REBAR W/ 'CARBER' CAP (FOUND)
- = #5 REBAR IN STONE (FOUND)

LOT	BLOCK	ELEVATION
118-119	A	1336.0
1-6, 10-25	C	1333.1
35-38, 40-54	C	1333.1
56-67	D	1333.1

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14.50 FT NORTH OF CENTERLINE
ELEVATION 1335.29 (NGVD 29)