

# EMERALD BAY ESTATES

## Wichita, Sedgwick County, Kansas



SETBACK LINES PER ZONING REGULATIONS

M = Measured  
C = Calculated  
A = Assumed

**SURVEY MARKER LEGEND**

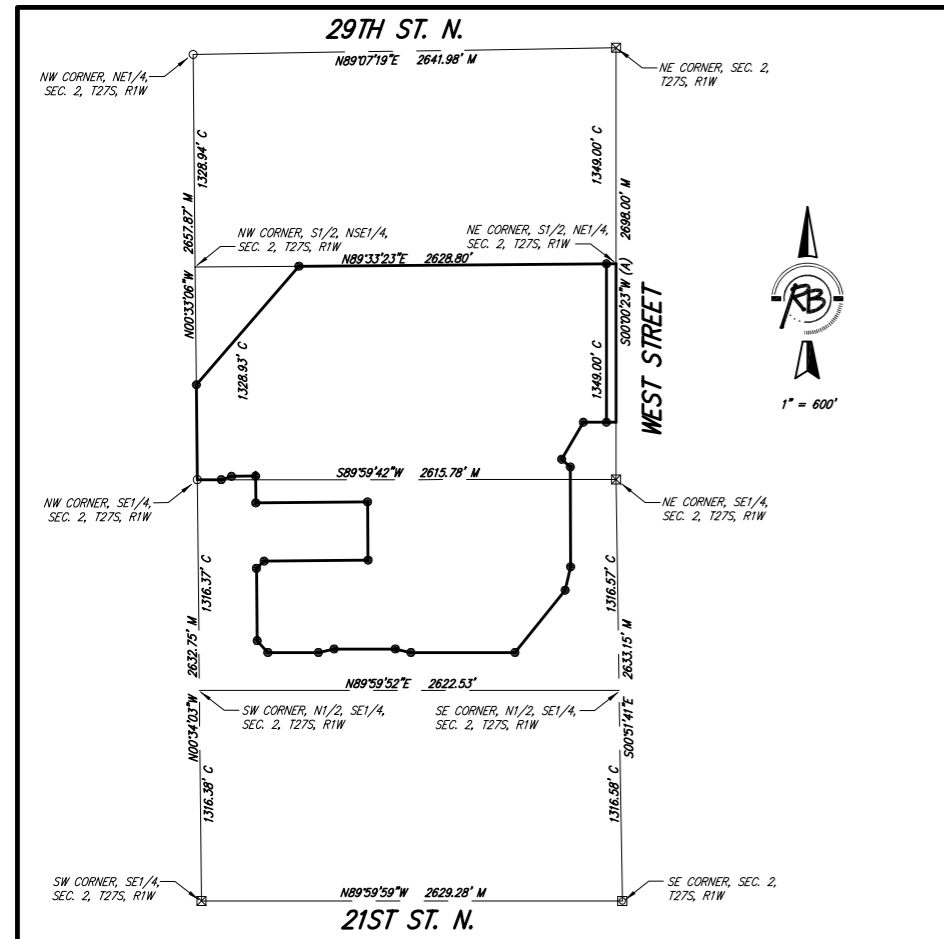
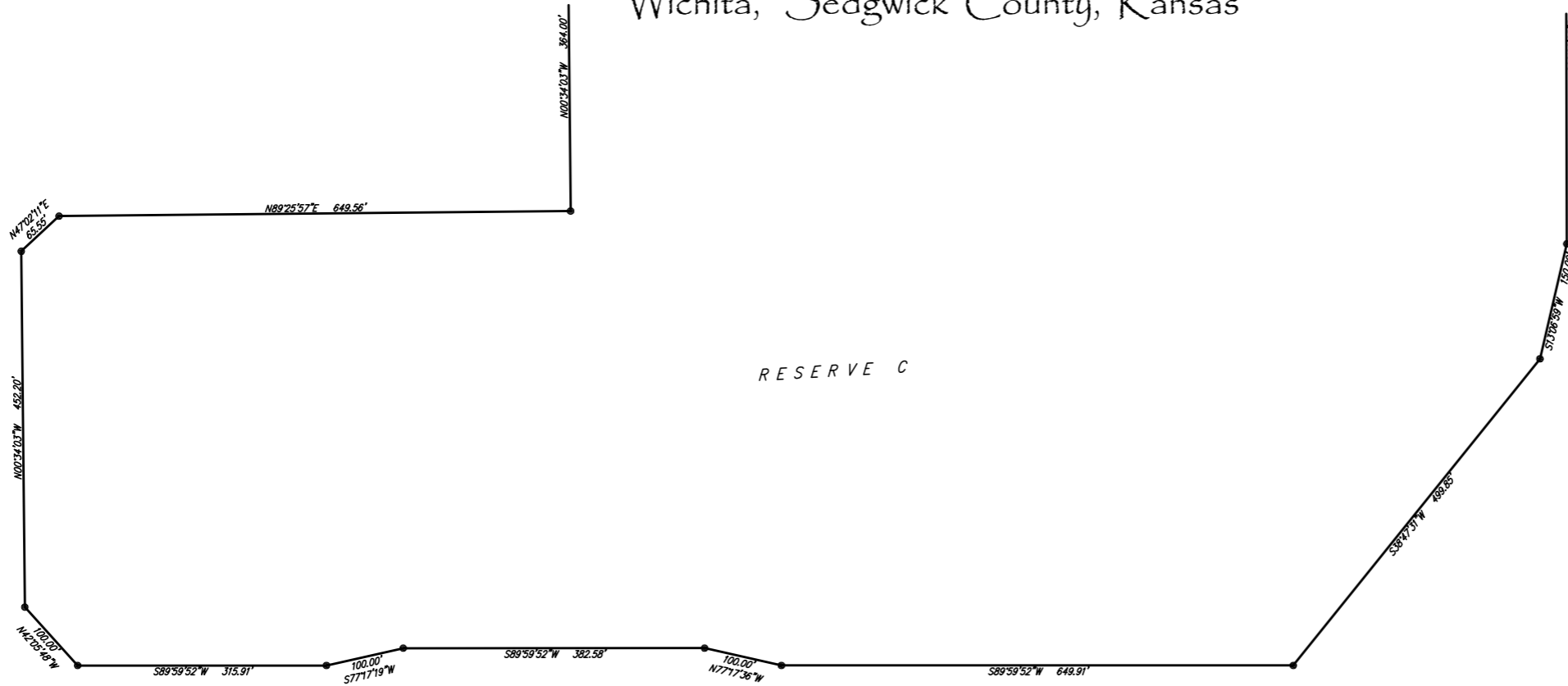
- . . . . . 1/2" IRON PIPE
- ⊠ . . . . . RAILROAD SPIKE
- ⊞ . . . . . 5"x5" CONCRETE MONUMENT WITH A 5/8" REBAR
- . . . . . 5/8" REBAR W/RUGGLES & BOHM CAP (SET)

BENCH MARK: CITY OF WICHITA BRASS DISK ON THE NORTHWEST CORNER OF A R.C.B.C., 0.75 MILES EAST OF HOOVER ON 21ST ST. NORTH  
ELEV = 1321.62 M.S.L.

BENCH MARK: CITY OF WICHITA BRASS DISK TOP OF HEADWALL OF R.C.B.C. UNDER WEST STREET, NORTH OF 29TH ST. NORTH ON EAST SIDE OF WEST ST.  
ELEV = 1321.80 M.S.L.

BENCH MARK: CITY OF WICHITA BRASS DISK AT THE NORTHWEST CORNER OF HOOVER AND 21ST ST. NORTH  
ELEV = 1326.47 M.S.L.

BENCH MARK: CITY OF WICHITA BRASS DISK AT THE SOUTHWEST CORNER OF HOOVER AND 29TH ST. NORTH  
ELEV = 1330.16 M.S.L.



State of Kansas) SS  
Sedgwick County)

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "EMERALD BAY ESTATES", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

**LEGAL DESCRIPTION:**  
That part of the S1/2 of the NE1/4 of Sec. 2, T27S, R1W of the 6th P.M., Sedgwick County, Kansas described as commencing at the S.E. corner of said NE1/4; thence S89°59'42"W, along the south line of said NE1/4, 285.08 feet for a place of beginning; thence continuing S89°59'42"W, along said south line, 1966.68 feet; thence N00°34'03"W, 47.11 feet; thence S89°26'14"W, 150.00 feet; thence S71°56'17"W, 67.10 feet to the south line of said NE1/4; thence S89°59'42"W, 150.01 feet to the southwest corner of said NE1/4; thence N00°33'06"W along the west line of said NE1/4, 593.22 feet; thence N40°51'43"E, 979.38 feet to the north line of the S1/2, of said NE1/4; thence N89°33'23"E, along said north line, 1980.95 feet to the N.E. corner of said S1/2; thence S00°00'23"W, along the east line of said NE1/4, 990.64 feet; thence N89°59'37"W, 204.00 feet; thence S30°25'53"W, 267.64 feet; thence S48°21'01"E, 72.67 feet; thence S00°06'25"E, 79.34 feet to the place of beginning; together with that part of the N1/2 of the SE1/4, of said Sec. 2 described as commencing at the N.E. corner of said SE1/4; thence S89°59'42"W, along the north line of said SE1/4, 285.08 feet for a place of beginning; thence S00°06'25"E, 544.53 feet; thence S13°06'59"W, 150.00 feet; thence S38°47'31"W, 499.85 feet; thence S89°59'52"W, 649.91 feet; thence N77°17'36"W, 100.00 feet; thence S89°59'52"W, 382.58 feet; thence S77°17'19"W, 100.00 feet; thence S89°59'52"W, 315.91 feet; thence N42°05'48"W, 100.00 feet; thence N00°34'03"W, 452.20 feet; thence N47°02'11"E, 65.55 feet; thence N89°25'57"E, 649.56 feet; thence N00°34'03"W, 364.00 feet; thence S89°25'57"W, 697.97 feet; thence N00°34'03"W, 145.56 feet to the north line of said SE1/4; thence N89°59'42"E, 1966.68 feet to the place of beginning.

Ruggles & Bohm, P.A.

Thomas C. Ruggles  
Land Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, Reserves and Streets to be known as "EMERALD BAY ESTATES", Wichita, Sedgwick County, Kansas. Reserve "A" is hereby reserved for entry features, signage, irrigation, lighting and landscaping. Reserve "B" is hereby reserved for irrigation, walls, lighting and landscaping. Reserve "C" is hereby reserved for irrigation, gazebos, playground structures, picnic areas/ tables with canopies, walks, lighting, landscaping, berms, lakes, drainage and drainage structures. Reserve "D" is hereby reserved for a club house, boat dock, swimming pool, landscaping, irrigation, walls, lighting, and utilities confined to easements. Part of Reserve "F" and all of Reserve "E" is a pipeline easement and is hereby reserved for irrigation, walks and open space, all of which must be in conformance with Encroachment Agreement recorded on Film \_\_\_\_\_, Page \_\_\_\_\_. The Reserves shall be owned by the Home Owners Association for the addition. The streets are hereby dedicated to and for the use of the public. Access Controls as indicated are hereby granted to the appropriate governing body. Utility Easements are hereby granted for the construction and maintenance of all public utilities. Drainage Easements are hereby granted to the public as indicated for drainage purposes. A drainage plan has been developed for this plat; the property shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water.

SNAR, LLC

Gaylan W. Nett, Jr.  
President

State of Kansas) SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_, by Gaylan W. Nett, Jr., President, on behalf of SNAR, LLC.

Mildred E. Franz  
Notary Public

My appointment expires \_\_\_\_\_

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "EMERALD BAY ESTATES" Wichita, Sedgwick County, Kansas.

Emprise Bank

Sam E. Trummel, Senior Vice President

State of Kansas) SS  
Sedgwick County)

The foregoing instrument acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_, by Sam E. Trummel, Senior Vice President of Emprise Bank, on behalf of the Bank.

Notary Public

My appointment expires \_\_\_\_\_

This plat of "EMERALD BAY ESTATES", 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

Harold L. Warner, Jr.  
Chair

John L. Schlegel  
Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_.

At the Direction of the City Council

Carlos Mayans  
Mayor

Karen Sublett  
City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_.

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_.

Don Brace  
County Clerk

State of Kansas) SS  
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and is duly recorded.

Bill Meek  
Register of Deeds

Tonya Buckingham  
Deputy

