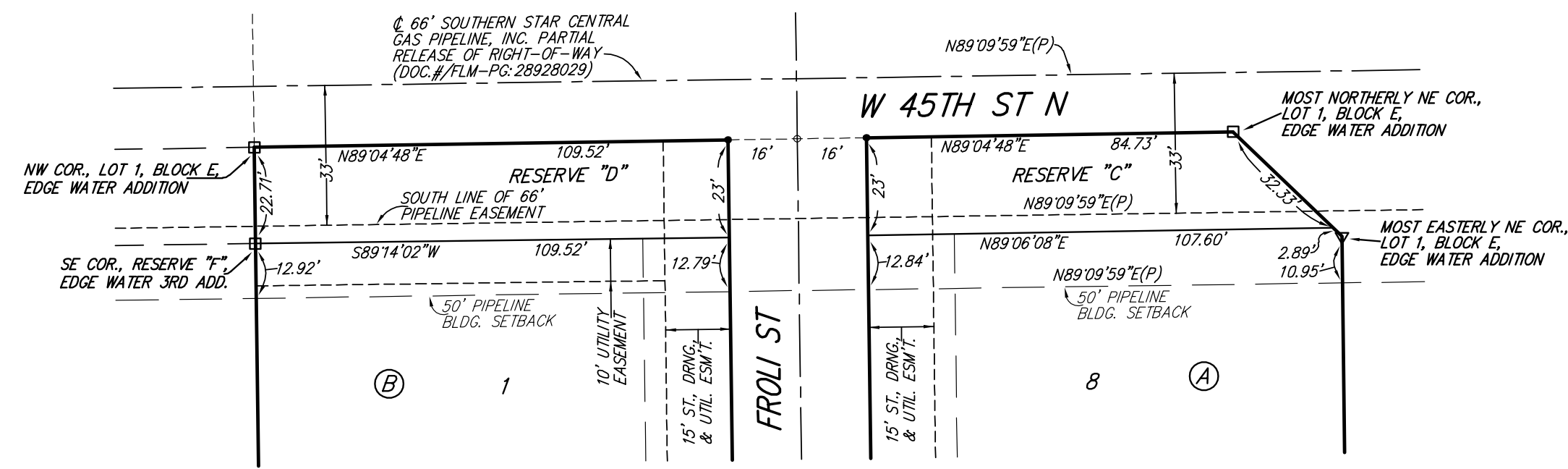
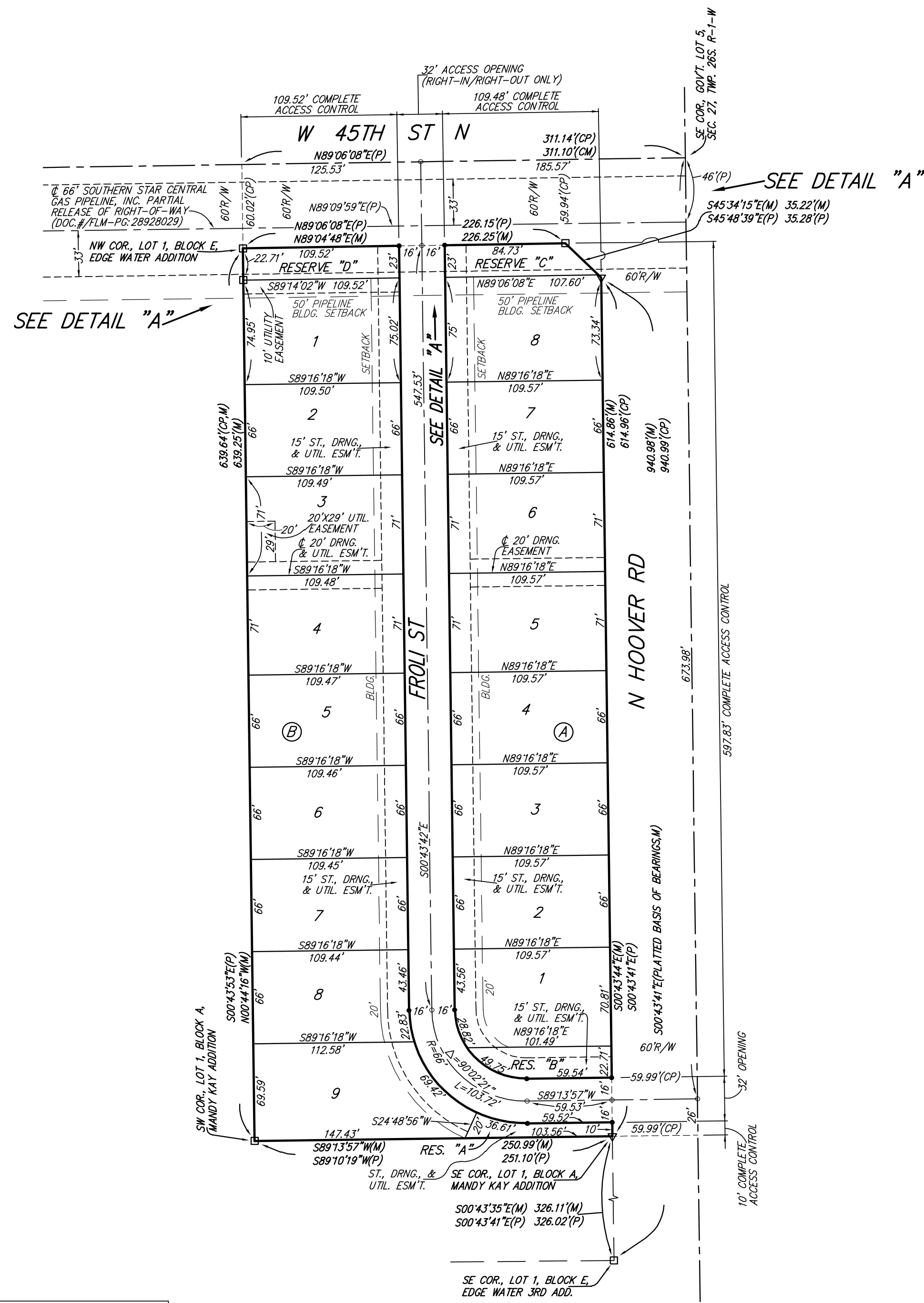


EDGE WATER 4TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



DETAIL "A"
(NO SCALE)



DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants.

GROUNDWATER NOTE:
The property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.

NOTE:
LOTS 1-8, BLOCK A, AND LOTS 1-9, BLOCK B WITHIN EDGE WATER 4TH ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) and state do hereby certify that we have surveyed and platted "EDGE WATER 4TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lot 1, Block E, Edge Water Addition, Wichita, Sedgwick County, Kansas, EXCEPT the south 10.00 feet of said Lot 1, TOGETHER with all of Lot 1, Block A, Mandy Kay Commercial Addition, Wichita, Sedgwick County, Kansas.

All being situated in Government Lot 1, Section 27, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Existing public easements, building setback lines, dedications, and access controls, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

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, a Street and Reserves, to be known as "EDGE WATER 4TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The street, drainage, and utility easements are hereby granted as indicated for street purposes, for drainage purposes, and for the construction and maintenance of all public utilities. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department. The street is hereby dedicated to and for the use of the public. Reserves "A" and "B" are hereby reserved for open space, landscaping, berms, entry monuments, street purposes, drainage purposes, and utilities as confined to easement. Reserves "C" and "D" are hereby reserved for open space, landscaping, berms, a pipeline and related appurtenances as confined to easement, street purposes, drainage purposes, and utilities as confined to easement. Reserves "A", "B", "C", and "D" shall be owned and maintained by the home owners 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.

Russell Investments, L.C.,
a Kansas limited liability company

_____, Sole Member
Jay W. Russell

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2020, by Jay W. Russell, Sole Member of Russell Investments, L.C., a Kansas limited liability company, on behalf of the limited liability company.

_____, 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 "EDGE WATER 4TH ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2020, by _____, _____ of Legacy Bank, on behalf of the bank.

_____, Notary Public

My App't. Exp. _____

This plat of "EDGE WATER 4TH 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 _____, 2020,
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Charles A. Warren

_____, Secretary
Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2020.

_____, Mayor,
Brandon J. Whipple, City of Wichita

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2020.

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

Entered on transfer record this _____ day of _____, 2020.

_____, County Clerk
Kelly B. Arnold

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 _____, 2020 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring