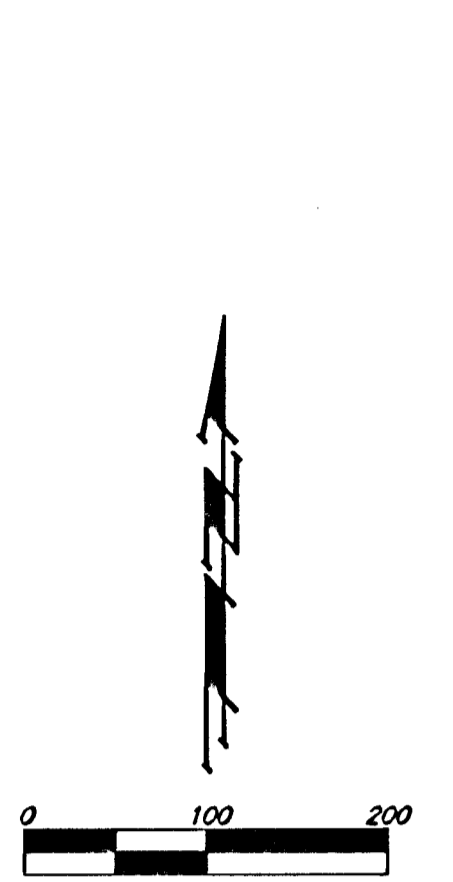
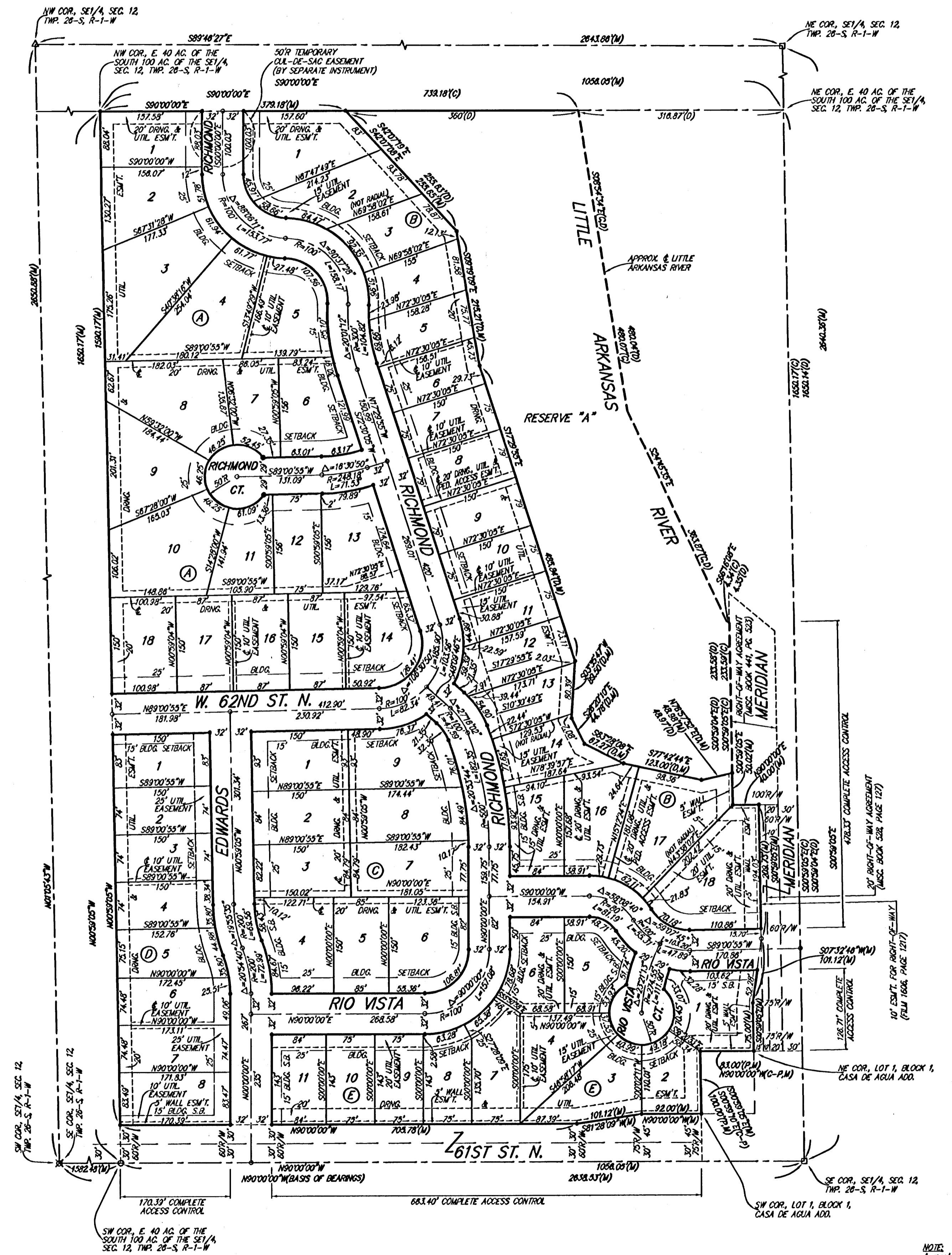


RIO VISTA ESTATES 4TH WICHITA, SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ 'BAUGHMAN' CAP (SET)
- ⊗ = 1" SQUARE REBAR OVER IRON (FOUND)
- = 1/2" IRON (SET)
- = #5 REBAR W/ 'CARBER' CAP (FOUND)
- △ = #4 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
1-18	B	148.2, 1333.8

BENCHMARK:
R.R. SPIRE IN NE. 150' E. & 30' S. OF THE SW COR., SE 1/4, SEC. 12, TWP. 26-S, R-1-W
ELEV. = 131.58 CITY DATUM
1338.50 NGVD29
(PER COUNTY RECORD)

CITY OF WICHITA (VALLEY CENTER FLOOD CONTROL) BENCHMARK -
TOP OF BRASS PLATE IN NE COR. OF EAST HUBBOARD OF BRIDGE OVER LITTLE ARKANSAS RIVER, 850' N. OF SW COR., SE 1/4, SEC. 12, TWP. 26-S, R-1-W
ELEV. = 1333.03 CITY DATUM
1340.43 NGVD29
(PER COUNTY RECORD)

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) 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.

Michael G. Conroy, 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 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.

James A. Catron, Partner

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) 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

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this _____ day of _____, 2004, by _____,
_____, 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 _____, 2004.
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
Dan Brace

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 _____, 2004 at _____ o'clock _____ M.; and is duly recorded.

_____, Register of Deeds
Bill Meek
_____, Deputy
Linda Kizire

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 as 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.