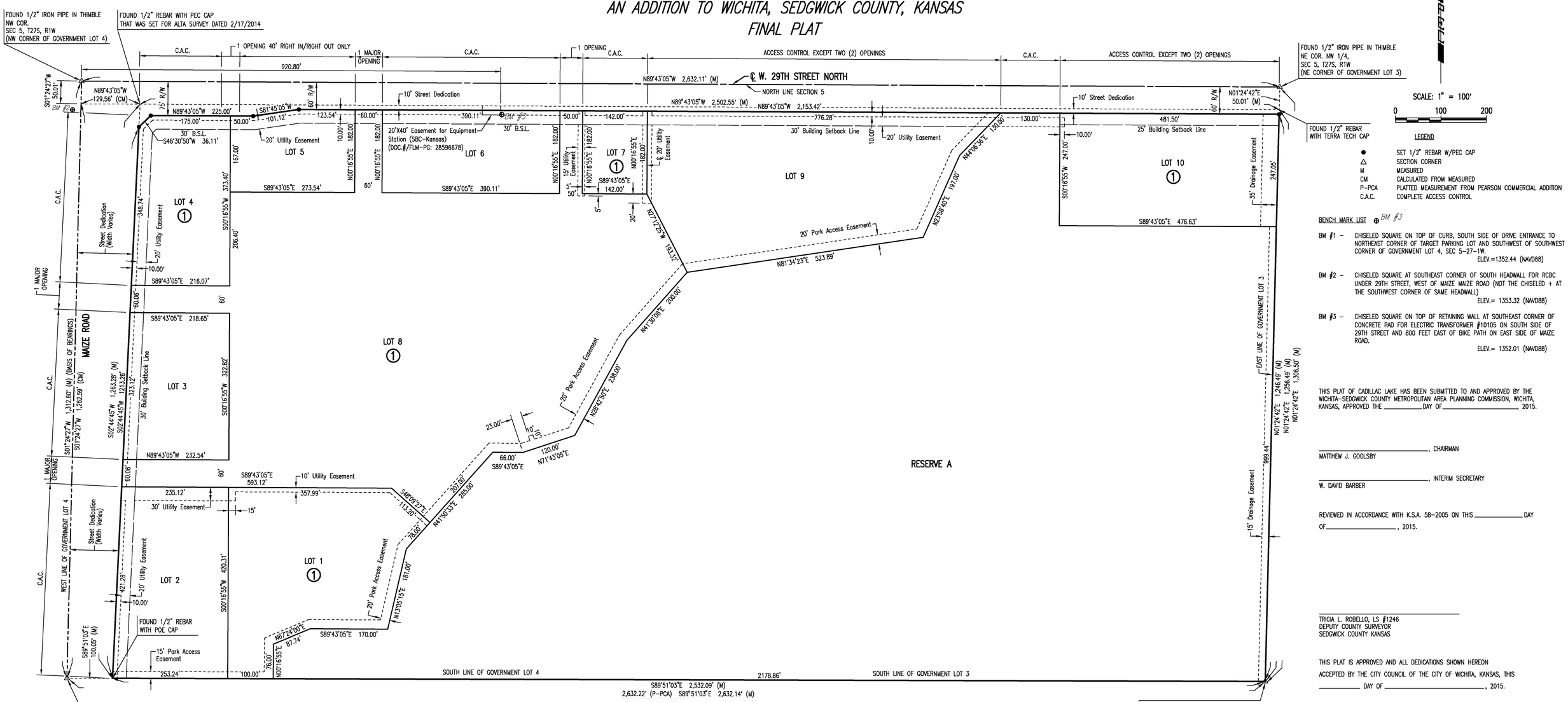
CADILLAC LAKE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT



BENCH MARK LIST ⊕ BM #3

BM #1 – CHISELED SQUARE ON TOP OF CURB, SOUTH SIDE OF DRIVE ENTRANCE TO NORTHEAST CORNER OF TARGET PARKING LOT AND SOUTHWEST OF SOUTHWEST CORNER OF GOVERNMENT LOT 4, SEC 5-27-1W.
ELEV.=1352.44 (NAVD88)

BM #2 – CHISELED SQUARE AT SOUTHEAST CORNER OF SOUTH HEADWALL FOR RCBC UNDER 29TH STREET, WEST OF MAIZE MAIZE ROAD (NOT THE CHISELED + AT THE SOUTHWEST CORNER OF SAME HEADWALL)
ELEV.= 1353.32 (NAVD88)

BM #3 – CHISELED SQUARE ON TOP OF RETAINING WALL AT SOUTHEAST CORNER OF CONCRETE PAD FOR ELECTRIC TRANSFORMER #10105 ON SOUTH SIDE OF 29TH STREET AND 800 FEET EAST OF BIKE PATH ON EAST SIDE OF MAIZE ROAD.
ELEV.= 1352.01 (NAVD88)

⊕ BM #1

FOUND 1/2" REBAR WITH PEC CAP
SW COR., N 1/2, NW 1/4,
SEC 5, T27S, R1W
(SW CORNER OF GOVERNMENT LOT 4)
SET FOR ALTA SURVEY DATED 2/17/2014

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY ON THIS _____ DAY OF _____, 2015, THAT WE HAVE SURVEYED AND PLATTED CADILLAC LAKE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, STREETS, A BLOCK, AND A RESERVE, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:
GOVERNMENT LOTS 3 AND 4 IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT THE NORTH 50 FEET THEREOF.

ALL PUBLIC EASEMENTS LYING WITHIN ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.

_____
ERNEST CANTU JR., P.S. NO. 1407
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE CADILLAC LAKE COMMUNITY UNIT PLAN (CUP2015-00005, DP-336).

THE PARK ACCESS EASEMENT AS SHOWN FOR CITY PARKS AND RECREATION DEPARTMENT IS HEREBY GRANTED.

UTILITY EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

DRAINAGE EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE IMPROVEMENTS ARE HEREBY GRANTED.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM MAIZE ROAD AND 29TH STREET NORTH ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED HOWEVER THAT LOT 8, BLOCK 1, SHALL HAVE ACCESS TO MAIZE ROAD AT TWO (2) LOCATIONS AND THAT LOTS 4 AND 5, BLOCK 1, SHALL HAVE ONE JOINT ACCESS TO 29TH STREET NORTH (RIGHT IN/RIGHT OUT ONLY); LOT 8 SHALL HAVE ACCESS TO 29TH STREET NORTH AT TWO (2) LOCATIONS; LOT 9, BLOCK 1, SHALL HAVE ACCESS TO 29TH STREET AT TWO (2) LOCATIONS; AND LOT 10, BLOCK 1, SHALL HAVE ACCESS TO 29TH STREET NORTH AT TWO (2) LOCATIONS. FINAL LOCATIONS TO BE AS APPROVED BY THE CITY ENGINEER. ALL ACCESS OPENINGS ALONG 29TH STREET NORTH ARE TO BE IN ACCORDANCE WITH WICHITA-SEDGWICK COUNTY ACCESS MANAGEMENT STANDARDS.

THE STREET DEDICATIONS ALONG MAIZE ROAD AND 29TH STREET NORTH ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

MINIMUM OPENING	ELEVATION (NAVD88)
BLOCK 1	
LOTS 1 – 10	1352.7

FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE, AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

RESERVE A IS HEREBY PLATTED FOR OPEN SPACE, WETLANDS, CITY PARK AND ASSOCIATED AMENITIES, PEDESTRIAN TRAILS, DRAINAGE, STORMWATER DETENTION, LANDSCAPING, AND UTILITIES CONFINED TO EASEMENTS. RESERVE A SHALL BE OWNED AND MAINTAINED BY CADILLAC LAKE, LLC, ITS SUCCESSORS OR ASSIGNS.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, STREETS, A BLOCK, AND A RESERVE, THE SAME TO BE KNOWN AS CADILLAC LAKE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER: CADILLAC LAKE, LLC

_____
JERRY JONES, VICE PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015, BY JERRY JONES, VICE PRESIDENT OF CADILLAC LAKE, LLC.

_____, NOTARY PUBLIC
SARAH E. HATTRUP

MY APPOINTMENT EXPIRES _____

FOUND 1/2" REBAR WITH TERRA TECH CAP
SE COR., N 1/2, NW 1/4,
SEC 5, T27S, R1W
(SE CORNER OF GOVERNMENT LOT 3)

WE, LEGACY BANK, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF CADILLAC LAKE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

_____
FRANK SUELLENTROP, PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2015, BY FRANK SUELLENTROP, PRESIDENT OF LEGACY BANK.

_____, NOTARY PUBLIC
CATHY L. WHITE

MY APPOINTMENT EXPIRES: _____

THIS PLAT OF CADILLAC LAKE HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THE _____ DAY OF _____, 2015.

_____, CHAIRMAN
MATTHEW J. GOOLSBY

_____, INTERIM SECRETARY
W. DAVID BARBER

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2015.

_____
TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2015.

_____, MAYOR
JEFF LONGWELL

_____, CITY CLERK
KAREN SUBLETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2015.

_____, COUNTY CLERK
KELLY ARNOLD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ .M., ON THE _____ DAY OF _____, 2015.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
TONYA BUCKINGHAM

PEC
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
303 SOUTH TOPEKA WICHITA, KS 67202
316-262-2691 www.pec1.com

Saved 08-11-2015 3:13:09 PM by JTS
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