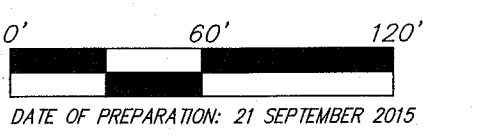
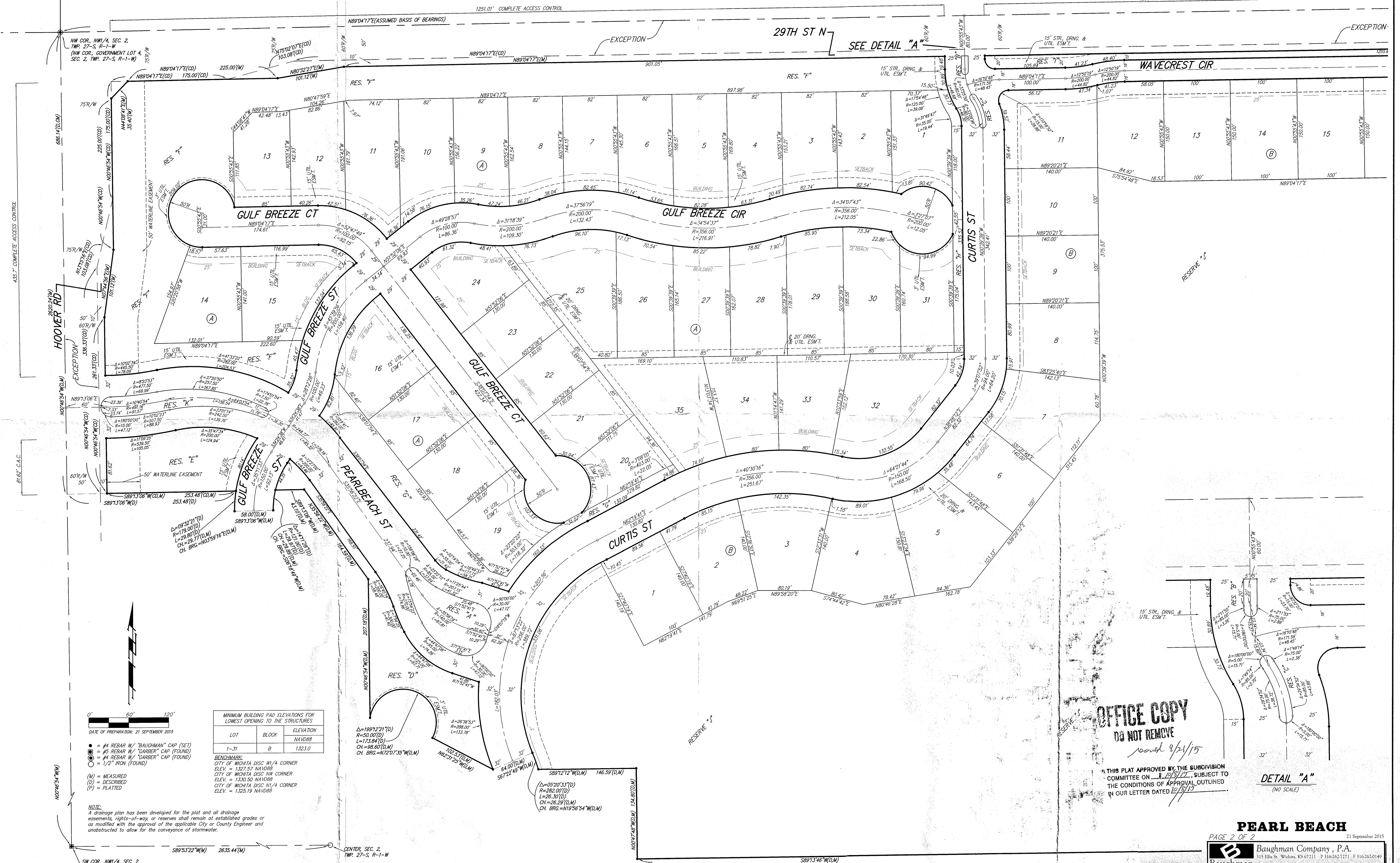


PEARL BEACH

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



DATE OF PREPARATION: 21 SEPTEMBER 2015

- #4 REBAR W/ "BAUGHMAN" CAP (SET)
- #5 REBAR W/ "GARBER" CAP (FOUND)
- #4 REBAR W/ "GARBER" CAP (FOUND)
- 1/2" IRON (FOUND)

- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATTED

NOTE:
A drainage plan has been developed for the plat and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.

LOT	MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES	
	BLOCK	ELEVATION NAVD88
1-31	B	132.10

BENCHMARK:
CITY OF WICHITA DISC NW 1/4 CORNER
ELEV. = 1322.57 NAVD88
CITY OF WICHITA DISC NW CORNER
ELEV. = 1330.50 NAVD88
CITY OF WICHITA DISC NW 1/4 CORNER
ELEV. = 1325.19 NAVD88

OFFICE COPY
DO NOT REMOVE
signed 9/24/15

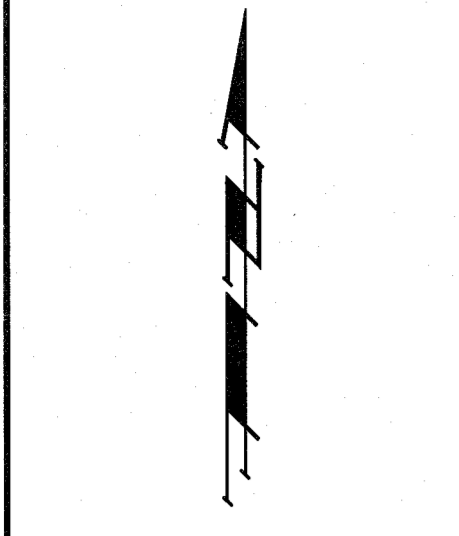
THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/24/15, SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 10/15/13

DETAIL "A"
(NO SCALE)

PEARL BEACH

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

NE COR., NW 1/4, SEC. 2,
TWP. 27-S, R-1-W
(NE COR., GOVERNMENT LOT 3,
SEC. 2, TWP. 27-S, R-1-W)



LOT	BLOCK	ELEVATION NAVD88
1-31	B	1323.0

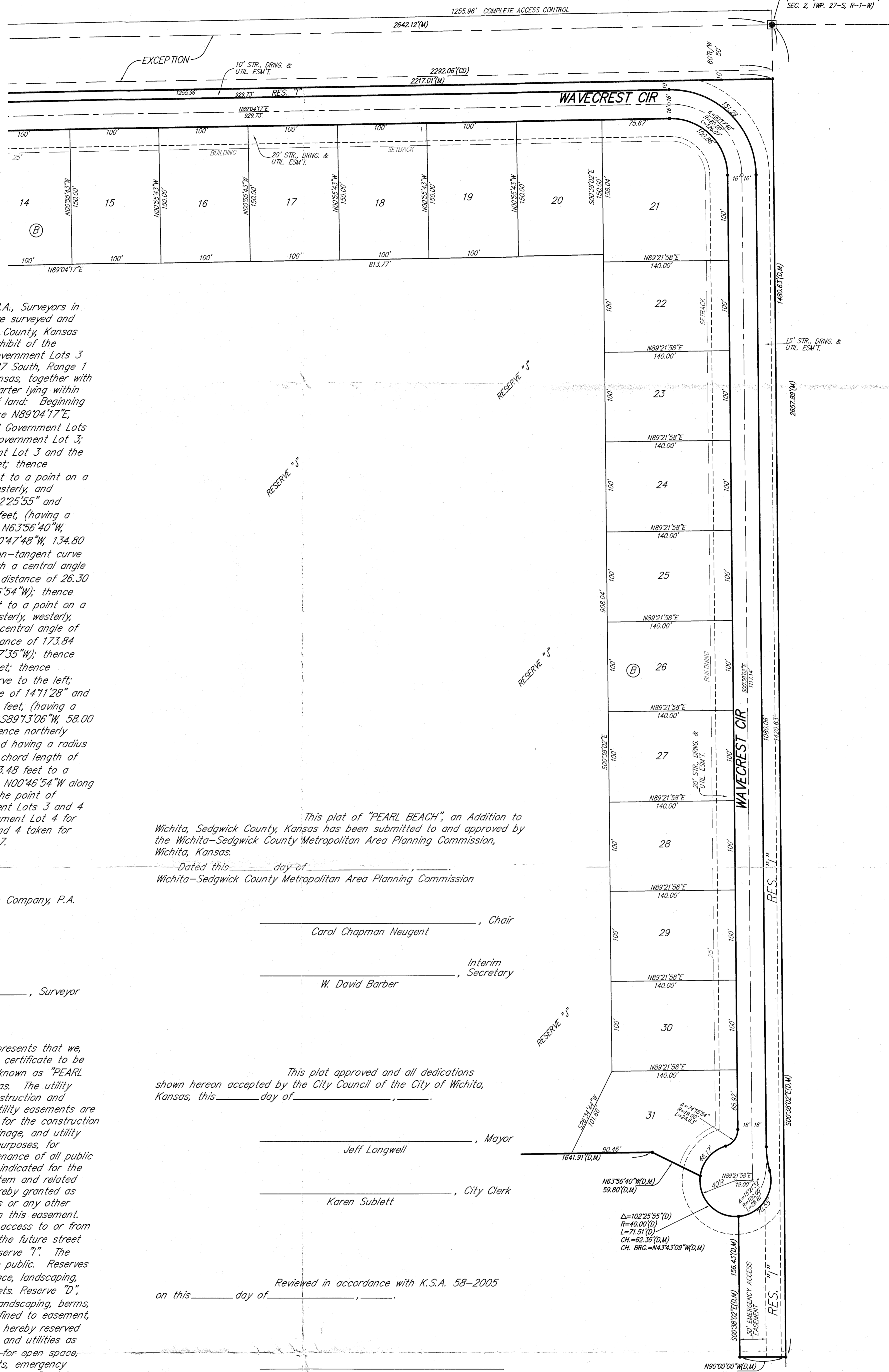
BENCHMARK:
CITY OF WICHITA DISC W1/4 CORNER
ELEV. = 1327.57 NAVD88
CITY OF WICHITA DISC NW CORNER
ELEV. = 1330.50 NAVD88
CITY OF WICHITA DISC N1/4 CORNER
ELEV. = 1325.19 NAVD88

DATE OF PREPARATION: 21 SEPTEMBER 2015

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
● = #5 REBAR W/ "GARBER" CAP (FOUND)
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○ = 1/2" IRON (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED

NOTE:
A drainage plan has been developed for the plot and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.



State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and
platted "PEARL BEACH", an Addition to 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 Lots 3
and 4 in the Northwest Quarter of Section 2, Township 27 South, Range 1
West of the Sixth Principal Meridian, Sedgwick County, Kansas, together with
that part of the Southeast Quarter of said Northwest Quarter lying within
and being coincident with the following described tract of land: Beginning
at the northwest corner of said Government Lot 4; thence N89°04'17"E,
(assumed basis of bearings), along the north line of said Government Lots
4 and 3, 2642.12 feet to the northeast corner of said Government Lot 3;
thence S00°38'02"E along the east line of said Government Lot 3 and the
Southeast Quarter of said Northwest Quarter, 1480.63 feet; thence
N90°00'00"W, 52.00 feet; thence N00°38'02"W, 156.43 feet to a point on a
non-tangent curve to the right; thence westerly, northwesterly, and
northerly along said curve, through a central angle of 102°25'55" and
having a radius of 40.00 feet, an arc distance of 71.51 feet, (having a
chord length of 62.36 feet bearing N43°43'09"W); thence N63°56'40"W,
59.80 feet; thence S89°13'46"W, 1641.91 feet; thence N00°47'48"W, 134.80
feet; thence S89°12'12"W, 146.59 feet to a point on a non-tangent curve
to the left; thence northwesterly along said curve, through a central angle
of 05°20'33" and having a radius of 282.00 feet, an arc distance of 26.30
feet, (having a chord length of 26.29 feet bearing N19°56'54"W); thence
S67°22'49"W, 64.00 feet; thence N62°31'25"W, 102.53 feet to a point on a
non-tangent curve to the left; thence northerly, northwesterly, westerly,
southwesterly, and southerly along said curve, through a central angle of
199°12'21" and having a radius of 50.00 feet, an arc distance of 173.84
feet, (having a chord length of 98.60 feet bearing N72°07'35"W); thence
N00°46'54"W, 207.18 feet; thence N35°56'22"W, 164.59 feet; thence
S89°13'06"W, 43.10 feet to a point on a non-tangent curve to the left;
thence southerly along said curve, through a central angle of 09°32'21" and having a radius
of 179.00 feet, an arc distance of 29.80 feet, (having a chord length of
29.77 feet bearing N03°59'16"E); thence S89°13'06"W, 253.48 feet to a
point on the west line of said Government Lot 4; thence N00°46'54"W along
the west line of said Government Lot 4, 686.14 feet to the point of
beginning, EXCEPT the north 30.00 feet of said Government Lots 3 and 4
for road, and EXCEPT the west 30.00 feet of said Government Lot 4 for
road, and except that part of said Government Lots 3 and 4 taken for
road in the dedication recorded in Film 2120 at Page 697.

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

Baughman Company, P.A.

This plat of "PEARL BEACH", an Addition to
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 _____,
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Carol Chapman Neugent
_____, Interim Secretary
W. David Barber

_____, Surveyor
Michael G. Conrey

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

_____, Mayor
Jeff Longwell
_____, City Clerk
Karen Sublett

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

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

Entered on transfer record this _____ day
of _____.

_____, County Clerk
Kelly B. Arnold

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this _____ day of _____, by Jay W. Russell, Manager of
Russell Hangar, LLC, a Kansas limited liability company, on behalf of the
limited liability company.

Russell Hangar, LLC, a Kansas limited liability company

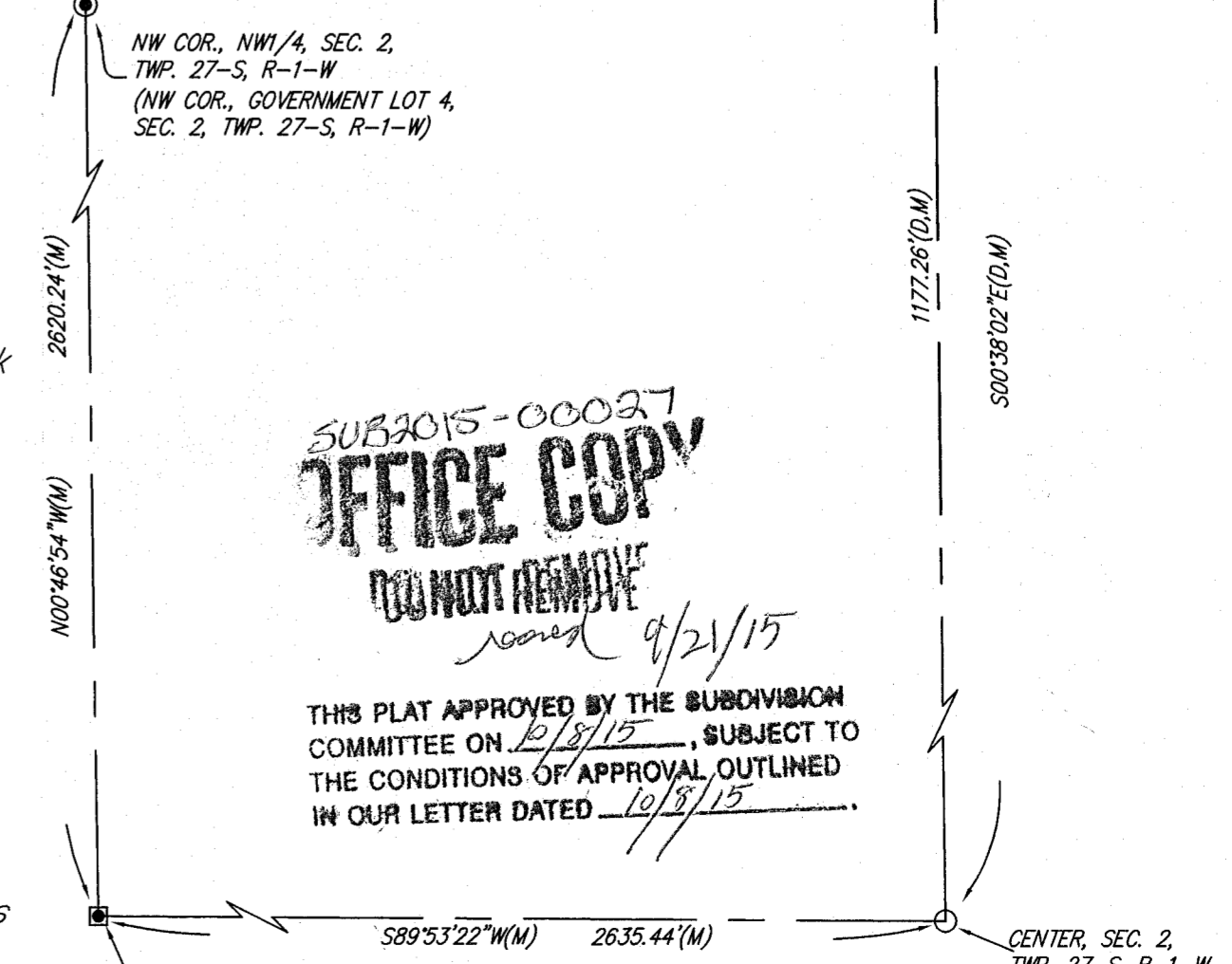
_____, Manager
Jay W. Russell

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

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

My App't. Exp. _____



SUB 2015-00027
OFFICE COPY
DO NOT REMOVE
dated 9/21/15

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/21/15, SUBJECT TO
THE CONDITIONS OF APPROVAL OUTLINED
IN OUR LETTER DATED 10/3/15