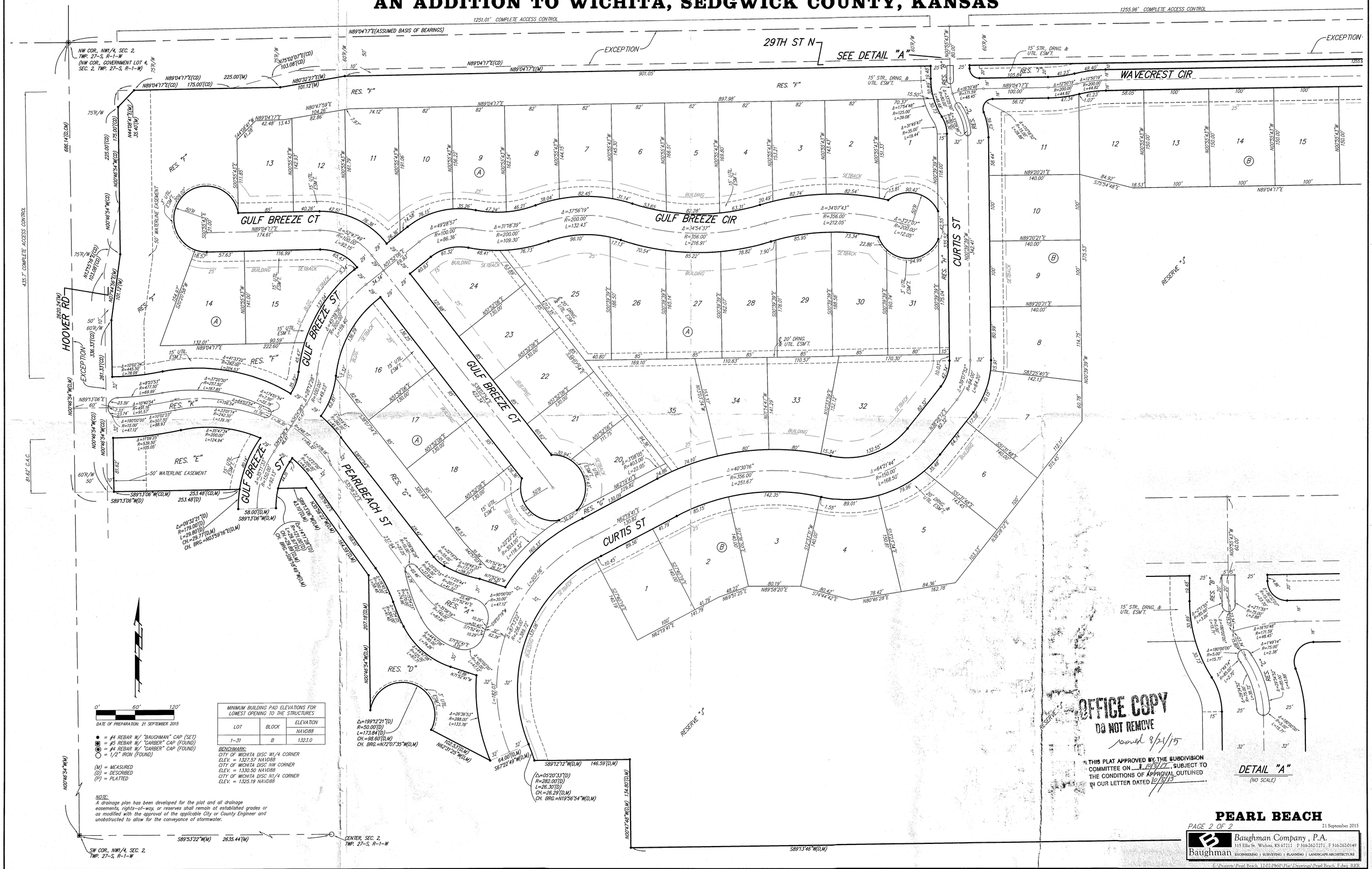
PEARL BEACH

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



21 September 2015

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

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PEARL BEACH
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

0' 60' 120'

DATE OF PREPARATION: 21 SEPTEMBER 2015

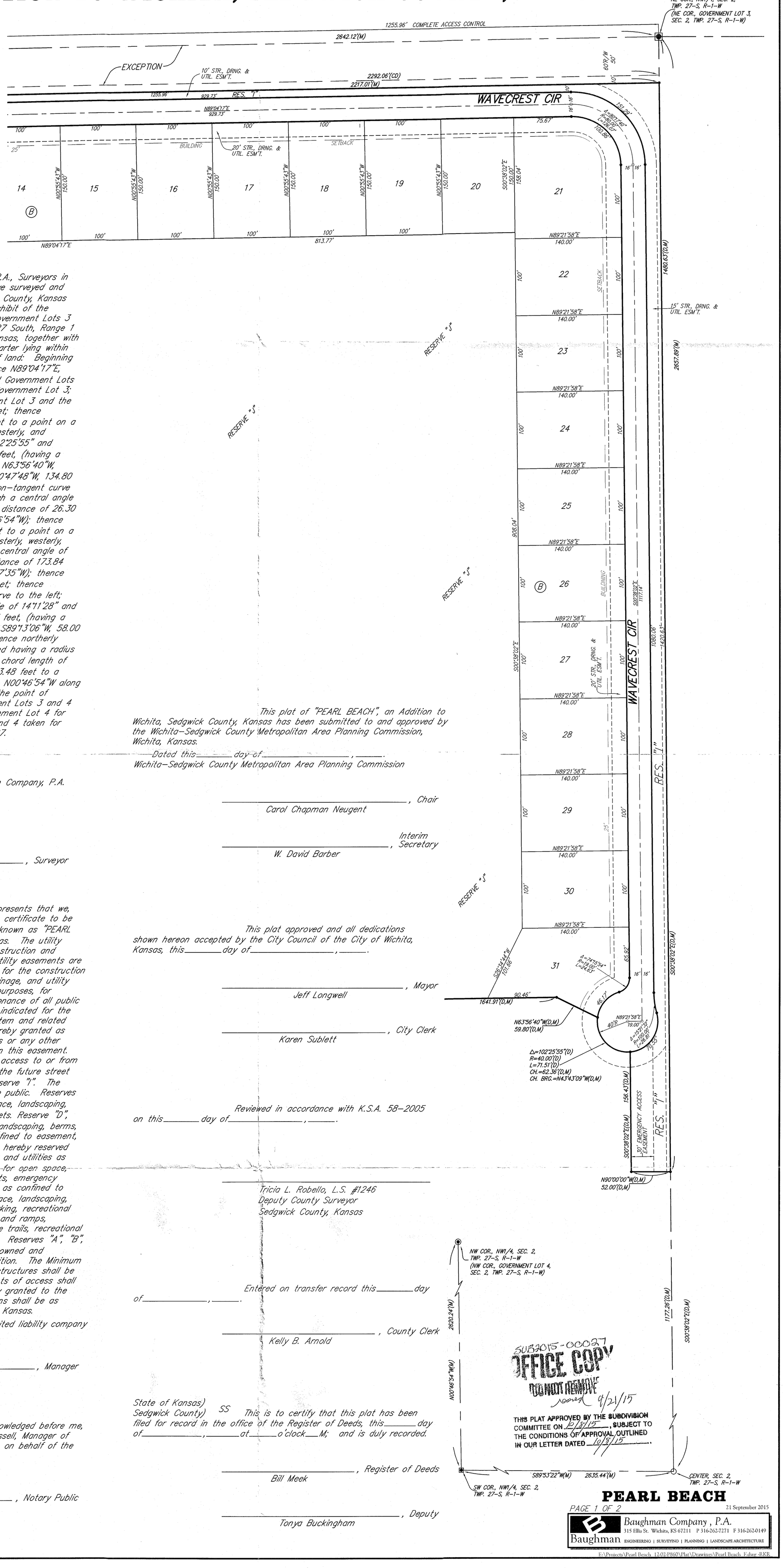
- ● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ◙ = #5 REBAR W/ "GARBER" CAP (FOUND)
- ◉ = #4 REBAR W/ "GARBER" CAP (FOUND)
- ○ = 1/2" IRON (FOUND)

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

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
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

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.



State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state 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 14°11'28" and having a radius of 121.00 feet, an arc distance of 29.97 feet, (having a chord length of 29.89 feet bearing S06°18'49"W); thence S89°13'06"W, 58.00 feet to a point on a non–tangent curve to the right; thence northerly 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.

_____, 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, Streets, and Reserves to be known as "PEARL BEACH", an Addition to 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 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. The waterline easement is hereby granted as indicated for the construction and maintenance of a public waterline system and related appurtenances. The emergency access easement is hereby granted as indicated for emergency access purposes and no fences or any other obstructions shall be constructed or placed on or within this easement. The emergency access easement shall allow emergency access to or from Wavecrest Cir. over and across Reserve "I" to or from the future street right–of–way that shall abut the south line of said Reserve "I". The streets are hereby dedicated to and for the use of the public. Reserves "A", "B", "C", and "K" are hereby reserved for open space, landscaping, drainage purposes, entry monuments, utilities, and streets. Reserve "D", "E", "F", and "G" are hereby reserved for open space, landscaping, berms, drainage purposes, entry monuments, waterlines as confined to easement, and utilities as confined to easements. Reserve "H" is hereby reserved for open space, landscaping, berms, drainage purposes, and utilities as confined to easements. Reserve "I" is hereby reserved for open space, landscaping, berms, drainage purposes, entry monuments, emergency access purposes as confined to easement, and utilities as confined to easement. Reserve "J" is hereby reserved for open space, landscaping, berms, lakes, swimming pools and related facilities, parking, recreational water activities and related appurtenances, boat docks and ramps, playgrounds, drainage purposes, sidewalks, hike and bike trails, recreational areas, gazebos, and utilities as confined to easements. Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", and "K" shall be owned and maintained by the homeowners association for the addition. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. All abutters rights of access shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas.

Russell Hangar, LLC, a Kansas limited liability company

_____, Manager
Jay W. Russell

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this_____day of_____,_____, by Jay W. Russell, Manager of Russell Hangar, LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp._____

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

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_____,_____.

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

Entered on transfer record this_____day of_____,_____.

_____, County Clerk
Kelly B. Arnold

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been 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

SUB2015-00027
OFFICE COPY
DO NOT REMOVE
10/21/15

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 10/8/15, SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 10/8/15.

PEARL BEACH

21 September 2015

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Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\Projects\Pearl Beach 12-02-P860\Plat\Drawings\Pearl Beach F.dwg -RKR