

SILVER SPRINGS 2ND
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SUB 2015-00011
FILE COPY

FINAL TRACING REC'D 3.1.16

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 "SILVER SPRINGS 2ND", 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 the East Half of
the Southwest Quarter of Section 15, Township 27 South, Range 1 West of
the Sixth Principal Meridian, Sedgwick County, Kansas, lying west of the
West line of the Wichita-Valley Center Flood Control as condemned in Case
A-31849, and east of a line described as commencing at the Northwest
corner of said Southwest Quarter; thence east along the North line of said
Southwest Quarter, 1537.6 feet to a place of beginning; thence with an
angle to the right of 85°00'30", a distance of 1800 feet; thence
southeasterly 862 feet, more or less, to a point 1856.43 feet east of the
Southwest corner of said Southwest Quarter, EXCEPT beginning at a point
on the South line of the Southwest Quarter of Section 15, Township 27
South, Range 1 West of the Sixth Principal Meridian, Sedgwick County,
Kansas, 30 feet west of the West line of the Wichita-Valley Center Flood
Control as condemned in Case A-31849; thence west along said line, a
distance of 238.4 feet; thence north 375 feet; thence east 224.8 feet;
thence south to the point of beginning, AND EXCEPT that part deeded to
the City of Wichita for Widening of Central Avenue, AND EXCEPT Lot 1,
Haskinson Addition, Wichita, Sedgwick County, Kansas, TOGETHER with that
part of Condemnation Case No. C-30343 lying in the SW1/4 of Sec. 15,
Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas described as
follows: Commencing at a point 526.38 feet west of the SE corner of said
SW1/4; thence west along the south line of said SW1/4, 42.62 feet;
thence north perpendicular to the south line of said SW1/4, 115.00 feet for
a point of beginning; thence continuing north perpendicular to the south
line of said SW1/4, 34.34 feet; thence northerly with a deflection angle to
the left of 11°37'31", 70.72 feet; thence northerly with a deflection
angle to the left of 06°02'35", 64.92 feet; thence northerly with a deflection
angle to the right of 05°34'20", 96.67 feet to a point on the north line of
said Condemnation Case No. C-30343; thence east along the north line of
said Condemnation Case No. C-30343, 83.22 feet to the NE corner of
said Condemnation Case No. C-30343; thence south along the east line
of said Condemnation Case No. C-30343, 260.17 feet, more or less, to a
point 115.00 feet normally distant north of the south line of said SW1/4;
thence west parallel with the south line of said SW1/4, 38.44 feet, more
or less, to the point of beginning.

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.

Michael G. Conrey, Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into a Lot, a Block, and Reserves to be known as "SILVER
SPRINGS 2ND", an Addition to Wichita, Sedgwick County, Kansas. Reserve
"A" is hereby reserved for open space, landscaping, lakes, drainage
purposes, floodway, and utilities as confined to easements. Reserve "B" is
hereby reserved for open space, landscaping, lakes, drainage purposes,
floodway, a bike path, and utilities as confined to easements. No
buildings shall be constructed or placed on or within said floodway, nor
shall any fill, change of grade, creation of channel, or any other work be
carried on without the permission of the Engineer for the City of Wichita,
Kansas or the Engineer for the appropriate governing body. 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" shall be owned and maintained by the owner of
Lot 1, Block A. Reserve "B" shall be owned and maintained by the owner
of Lot 1, Block A until such time as the City of Wichita, Kansas or the
appropriate governing body elects to construct a bike path. At such time,
Reserve "B" shall be dedicated to and for the use of the public for bike
path purposes and all construction and maintenance within said Reserve
"B" shall be the responsibility of the City of Wichita, Kansas or the
appropriate governing body. 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 Minimum Building Pad Elevations for the lowest
opening to the structures on Lot 1, Block A shall be 1316.0 NAVD88.

Builders Inc., a Kansas corporation

Michael H. Garvey, President

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before
me, this day of , 2016, by Michael H. Garvey,
President of Builders, Inc., a Kansas corporation, on behalf of the
corporation.

, Notary Public

My App't. Exp.

This plat of "SILVER SPRINGS 2ND", 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 , 2015.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Carol Chapman Neugent, Chair

Dale Miller, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this day of , 2016.

Jeff Longwell, Mayor

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this day of , 2016.

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

Entered on transfer record this day
of , 2016.

Kelly B. Arnold, County Clerk

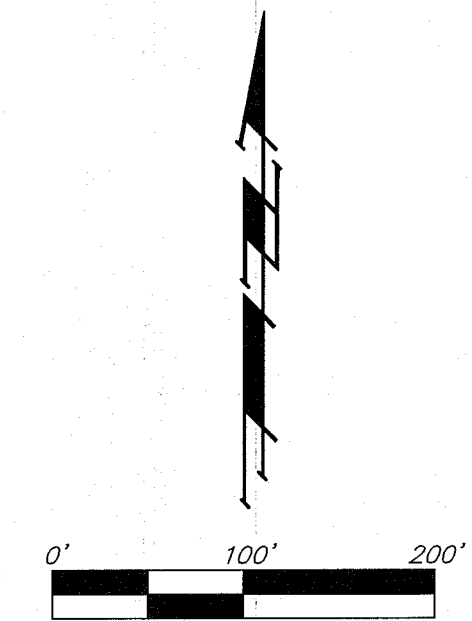
State of Kansas)
Sedgwick County) SS This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this day
of , 2016 at o'clock M; and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

SILVER SPRINGS 2ND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



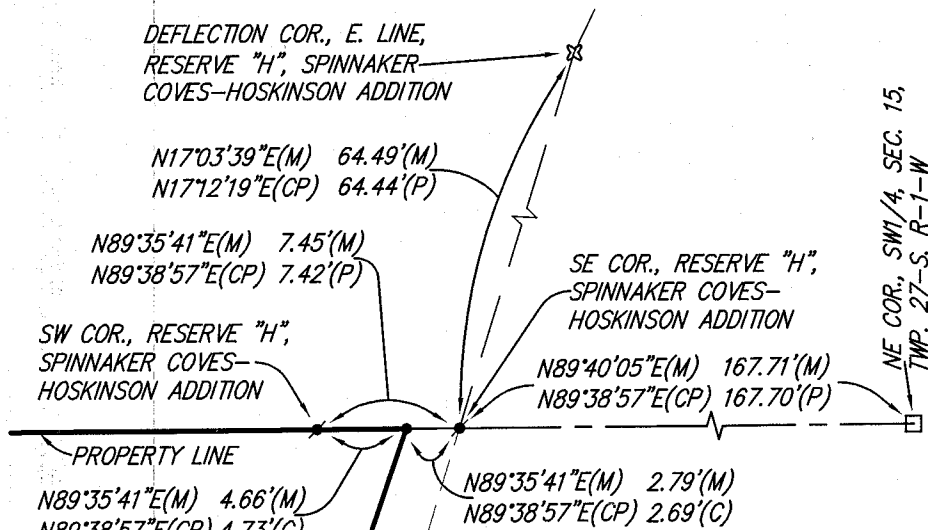
- #4 REBAR W/ "BAUGHMAN" CAP (SET)
- #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- #4 REBAR W/ "SAVOY" CAP (FOUND)
- #4 REBAR (FOUND) (ORIGIN UNKNOWN)
- DRILLED HOLE IN BRIDGE DECK (FOUND)
- MONUMENT BOX, (NO MONUMENT) (FOUND)
- #4 REBAR IN Q. OF #4"
- CONCRETE FLOODWAY MONUMENT (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(CM) = CALCULATED PER MEASURED INFO.
(CP) = CALCULATED PER PLATTED INFO.
(CD) = CALCULATED PER DESCRIBED INFO.

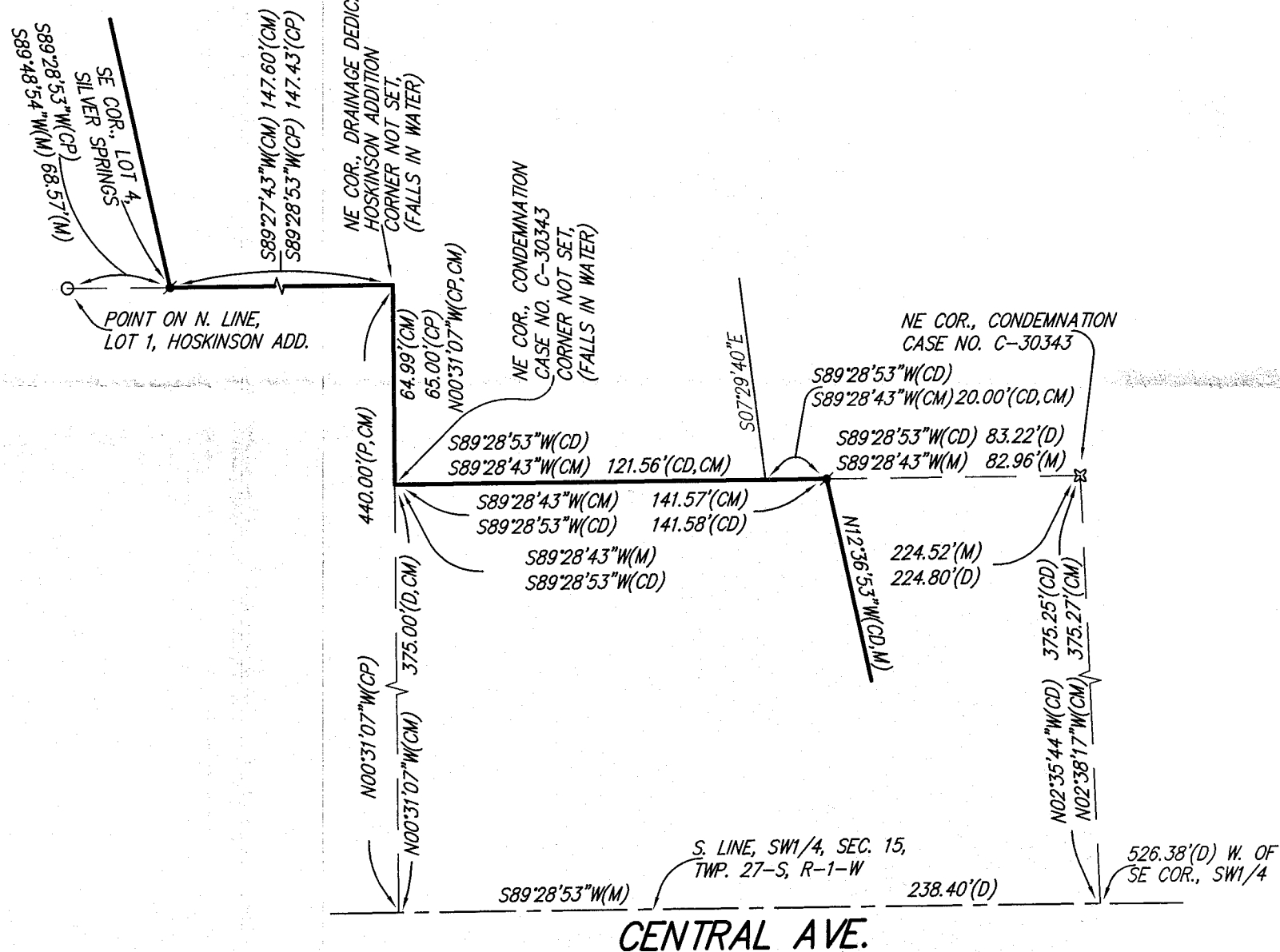
MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1	A	1316.0

BENCHMARK #1:
CITY OF WICHITA BENCHMARK DISC ON TOP
OF HUBBARD AT SW COR. OF BRIDGE,
165.4' W. & 12.8' S. OF THE SE COR.,
SW 1/4, SEC. 15, TWP. 27-S, R-1-W.
ELEV. = 1324.40 NAVD88

BENCHMARK #2:
60" STEP BENCH IN EAST FACE OF POWER POLE,
3.9' N. & 1.6' W. OF DEFLECTION COR., W. LINE,
RESERVE "B", SILVER SPRINGS 2ND ADDITION.
ELEV. = 1311.26 NAVD88



DETAIL "A"
(NO SCALE)



DETAIL "B"
(NO SCALE)

NOTE:
AN EXISTING EASEMENT FOR DRAINAGE, (FILM 274, PAGE 808),
AFFECTS A PORTION OF THIS PLAT. THE WIDTH, LENGTH, AND
LOCATION OF SAID EASEMENT FOR DRAINAGE WITHIN THIS
PLAT CANNOT BE ASCERTAINED AS THE INSTRUMENT OF
RECORD DOES NOT HAVE THE CITED "ATTACHED EXHIBIT A"
DEFINING THE EASEMENT DIMENSIONS OR LOCATION.

NOTE:
EXISTING BLANKET PERPETUAL FLOODWAY EASEMENT, (MISC. BOOK 618, PAGE 127),
OVER THAT PART OF THE SW 1/4 OF SEC. 15 LYING EAST OF AND ABUTTING THE
EAST LINE OF THE 150' K.G. & E. R/W EASEMENT, (MISC. BK. 445, PG. 492), AND
LYING WEST OF AND ABUTTING THE WEST LINE OF THE WICHITA-VALLEY CENTER
FLOOD CONTROL PROJECT, (CONDEMNATION CASE NO. A-31849), EXCEPT THE WEST
238.4 FEET OF THE EAST 704.78 FEET OF THE SOUTH 375 FEET OF SAID SW 1/4.

NOTE:
A drainage plan has been developed for the plot and that
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.

