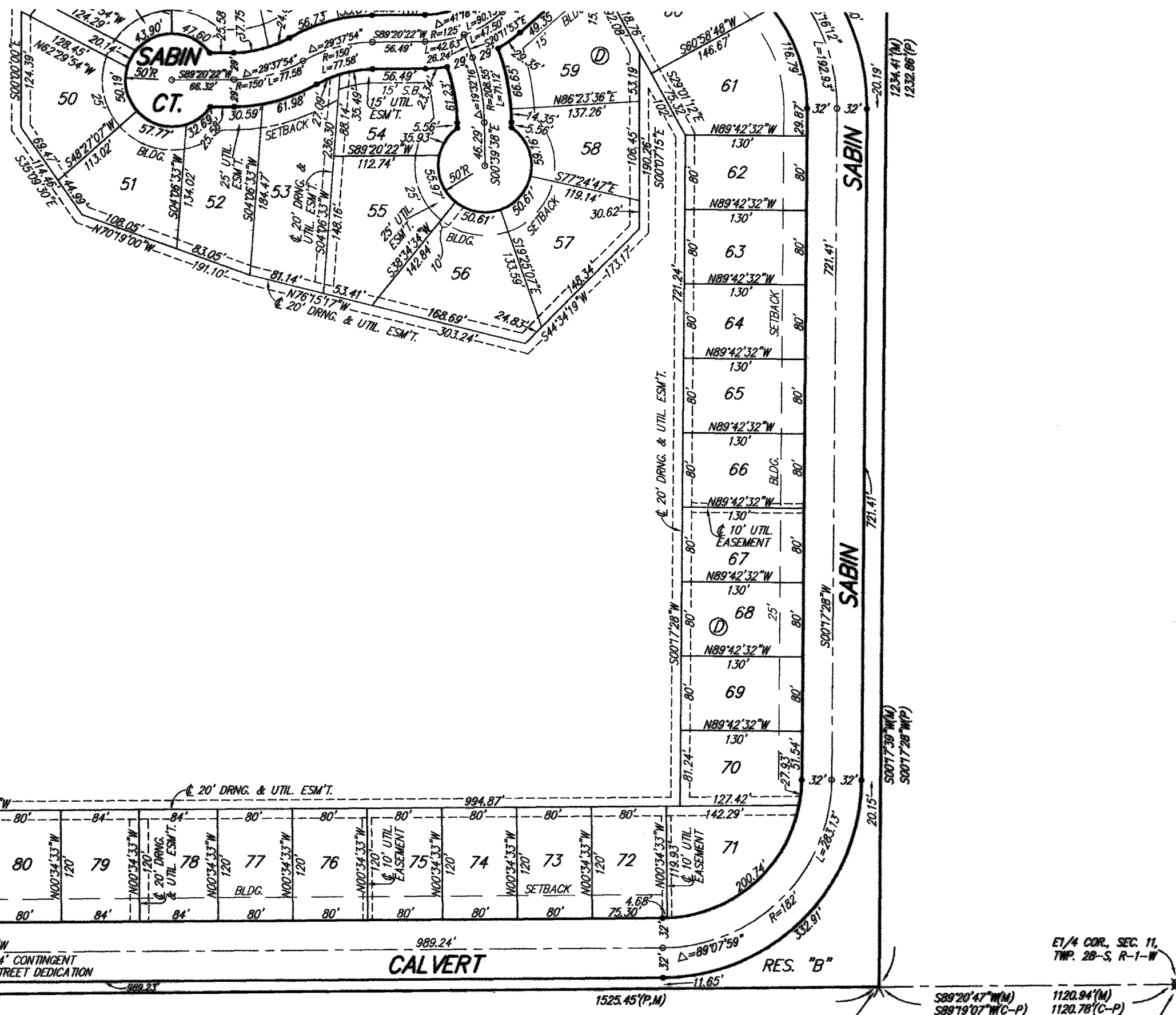


BLUE LAKE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

WICHITA-VALLEY CENTER FLOODWAY
(D.C.C. NO. A-30410)

SEE DETAIL "A"

FOR REFERENCE ONLY
NOT TO SCALE



PROPERTY LINE
(TOTAL CURVE)
Δ=125.594(T)
R=22386.00(C-D)
L=5038.15(C)
CH=5004.52(C)
CH BRG=165.5927(W/C)

#5 REBAR (FOUND)
0.30' E. OF PROP. LINE

CH BRG=167.0547(W/M)
CH=1.40(W)
R/W MON. (FOUND) TO
#5 REBAR (FOUND)

R/W MONUMENT (FOUND)
0.54' E. OF PROP. LINE &
0.87' N. OF N. LINE, SW 1/4

PROPERTY LINE
R=22386.00(C-D)

CH BRG=165.0853(W/M)
CH=35.15(W)
CH=35.00(W)

R/W MONUMENT (FOUND)
0.02' W. OF PROP. LINE

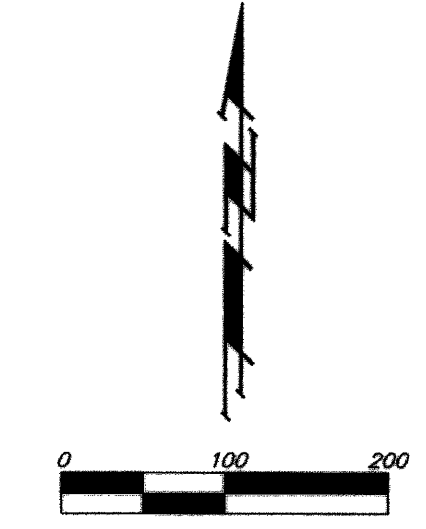
DETAIL "A"
(NO SCALE)

BENCHMARK:
Hoover and MacArthur (.39th St. South)
COW Bench Mark, NE corner of intersection.
41.60' N. North of center line.
69.00' E. East of center line.
20.00' E. East of guy pole.
79.80' N. NE of Section corner iron.
City 121.22' ft
MSL 1308.62' ft

Big Ditch and MacArthur
COW Bench Mark, West bound lane,
east end of bridge.
East of Hoover.
City 116.52' ft
MSL 1303.92' ft

LOT	BLOCK	ELEVATION
2-53	D	96.5
55-90	D	96.5
96-98	D	96.5

- ◆ = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - ◇ = #5 REBAR (FOUND)
 - ◇ = 100# STONE (FOUND)
 - ◇ = #4 REBAR W/ "SAVAY" CAP (FOUND)
 - ◇ = CONC. FLOOD CONTROL R/W MONUMENT (FOUND)
 - ◇ = 1" IRON (FOUND)
 - ◇ = 1/2" IRON W/ TRIMBLE (FOUND)
 - ◇ = 1/2" IRON (FOUND)
 - ◇ = 1" IRON W/ TRIMBLE (FOUND)
 - ◇ = STONE (FOUND)
- (M) = MEASURED
 - (P) = PLATTED
 - (D) = DESCRIBED
 - (C) = CALCULATED
 - (C-D) = CALCULATED PER DESCRIBED INFO.
 - (C-P) = CALCULATED PER PLATTED INFO.
 - (DI) = DESCRIBED CHORD DISTANCE BETWEEN R/W MONUMENTS
 - (MI) = MEASURED CHORD DISTANCE BETWEEN R/W MONUMENTS



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.

PAGE 2 OF 3
BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING & PLANNING
318-282-7271 • 318 ELLIS • WICHITA, KANSAS 67211

Sedgwick County
Register of Deeds - Bill Mack
DOC # FLM-PG-28611551
Receipt # 1855474
Page Recorded 3
Recording Fee: \$60.00
Cashed Initials: DM
Authorized By: [Signature]
Date Recorded: 9/28/2004 3:50:58 PM

BAUGHMAN COMPANY
315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

BLUE LAKE ADD./2ND ADD.
PHASE 1

COPY OF PLAT

STREET & SWS IMPROVEMENTS
PROJECT NUMBER:
472-2023-085885
DESIGN: DRAWN:
DATE: April 10, 2024
SHEET 37 OF 37

DC 167 - 1B