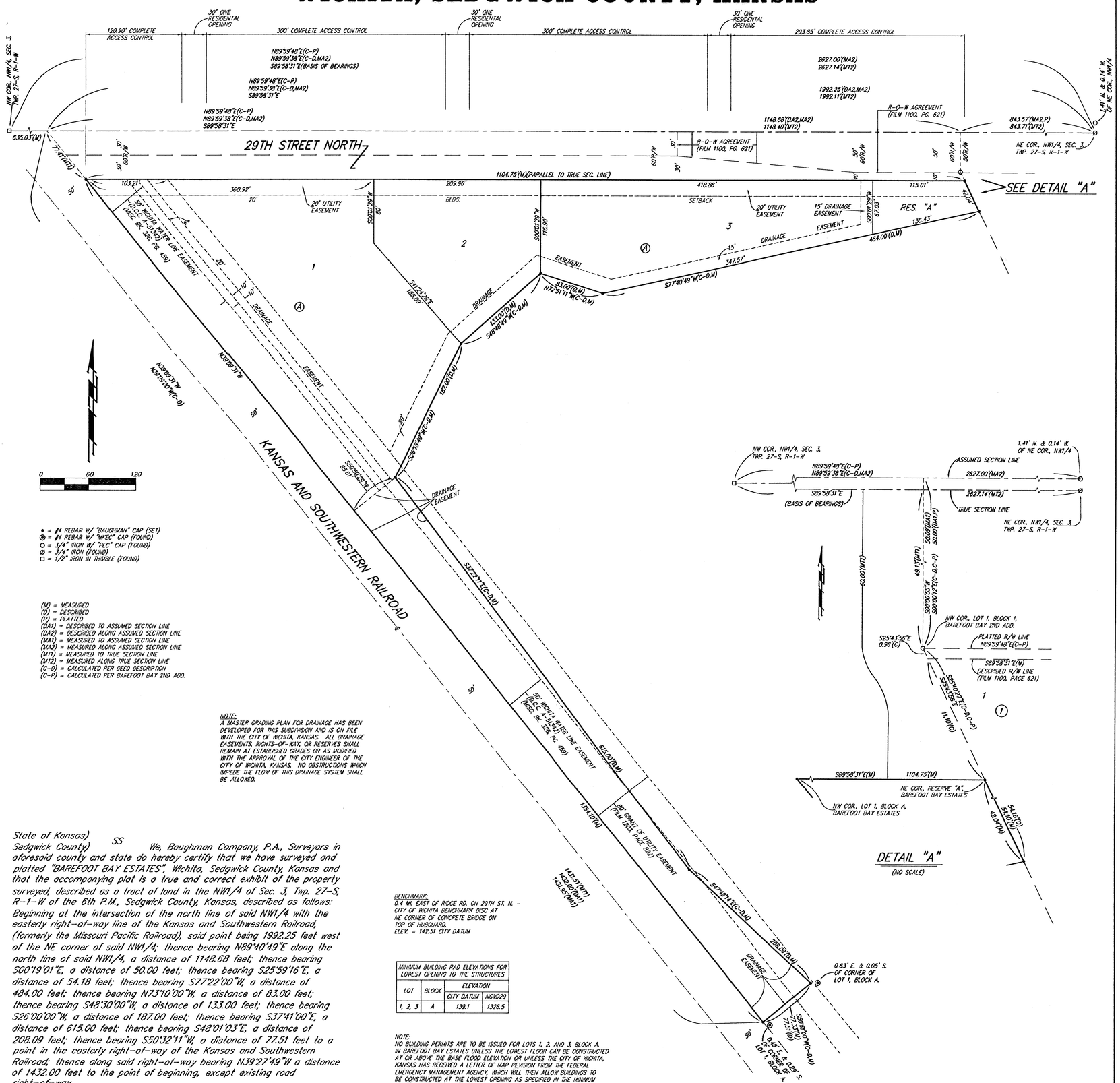
BAREFOOT BAY ESTATES
WICHITA, SEDGWICK COUNTY, KANSAS



0 60 120

- • = ½ REBAR W/ "BAUGHMAN" CAP (SET)
- ◉ = ½ REBAR W/ "MKEC" CAP (FOUND)
- ○ = 3/4" IRON W/ "PEC" CAP (FOUND)
- ⌀ = 3/4" IRON (FOUND)
- □ = 1/2" IRON IN THIMBLE (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(DA1) = DESCRIBED TO ASSUMED SECTION LINE
(DA2) = DESCRIBED ALONG ASSUMED SECTION LINE
(MA1) = MEASURED TO ASSUMED SECTION LINE
(MA2) = MEASURED ALONG ASSUMED SECTION LINE
(MT1) = MEASURED TO TRUE SECTION LINE
(MT2) = MEASURED ALONG TRUE SECTION LINE
(C-D) = CALCULATED PER DEED DESCRIPTION
(C-P) = CALCULATED PER BAREFOOT BAY 2ND ADD.

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, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT 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 SHALL BE ALLOWED.

DETAIL "A"
(NO SCALE)

BENCHMARK:
0.4 MI. EAST OF RIDGE RD. ON 29TH ST. N. - CITY OF WICHITA BENCHMARK DISC AT NE CORNER OF CONCRETE BRIDGE ON TOP OF HUBGUARD.
ELEV. = 142.51 CITY DATUM

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		CITY DATUM	NGVD29
1, 2, 3	A	139.1	1326.5

NOTE:
NO BUILDING PERMITS ARE TO BE ISSUED FOR LOTS 1, 2, AND 3, BLOCK A, IN BAREFOOT BAY ESTATES UNLESS THE LOWEST FLOOR CAN BE CONSTRUCTED AT OR ABOVE THE BASE FLOOD ELEVATION OR UNLESS THE CITY OF WICHITA, KANSAS HAS RECEIVED A LETTER OF MAP REVISION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WHICH WILL THEN ALLOW BUILDINGS TO BE CONSTRUCTED AT THE LOWEST OPENING AS SPECIFIED IN THE MINIMUM BUILDING PAD TABLE ABOVE.

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 "BAREFOOT BAY ESTATES", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land in the NW1/4 of Sec. 3, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the intersection of the north line of said NW1/4 with the easterly right-of-way line of the Kansas and Southwestern Railroad, (formerly the Missouri Pacific Railroad), said point being 1992.25 feet west of the NE corner of said NW1/4; thence bearing N89°40'49"E along the north line of said NW1/4, a distance of 1148.68 feet; thence bearing S00°19'01"E, a distance of 50.00 feet; thence bearing S25°59'16"E, a distance of 54.18 feet; thence bearing S77°22'00"W, a distance of 484.00 feet; thence bearing N73°10'00"W, a distance of 83.00 feet; thence bearing S48°30'00"W, a distance of 133.00 feet; thence bearing S26°00'00"W, a distance of 187.00 feet; thence bearing S37°41'00"E, a distance of 615.00 feet; thence bearing S48°01'03"E, a distance of 208.09 feet; thence bearing S50°32'11"W, a distance of 77.51 feet to a point in the easterly right-of-way of the Kansas and Southwestern Railroad; thence along said right-of-way bearing N39°27'49"W a distance of 1432.00 feet to the point of beginning, except existing road right-of-way.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael D. Conrey 11-29-2003 Surveyor
Michael G. Conrey

LS-871 KANSAS REGISTERED LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, a Street, and a Reserve, to be known as "BAREFOOT BAY ESTATES", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for drainage purposes, landscaping, open space, and utilities as confined to easement. Reserve "A" shall be owned and maintained by the owner of Lot 3, Block A. 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 Elevation for the lowest opening to the structures on Lots 1, 2, and 3, Block A, shall be 139.1 City Datum, (1326.5 NGVD29).

Michael D. Shell Sandra D. Shell

State of Texas)
County) SS

The foregoing instrument acknowledged before me, this 5th day of December, 2003, by Michael D. Shell and Sandra D. Shell, husband and wife.

MARY ROCHELLE Notary Public State of Texas My Comm. Exp. 1-03-2007

MARY ROCHELLE, Notary Public

My App't. Exp.

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "BAREFOOT BAY ESTATES", Wichita, Sedgwick County, Kansas.

Conway Bank, f/k/a
The First National Bank of Conway Springs

Chris A. Anderson, EVP
CHRIS A. ANDERSON (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 29th day of December, 2003, by Chris A. Anderson, Exec. Vice President (Title) of Conway Bank, f/k/a The First National Bank of Conway Springs, on behalf of the bank.

SUSAN K. MONETTE Notary Public - State of Kansas My Appt. Expires

Susan K. Monette
SUSAN K. MONETTE, Notary Public

My App't. Exp. 11-9-07

This plat of "BAREFOOT BAY ESTATES", 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
Ronald L. Marnell

, Secretary
John L. Schlegel

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

, Mayor
Carlos Mayans

, City Clerk
Karen Schofield

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
Don Brace

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
Linda Kizzire

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
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