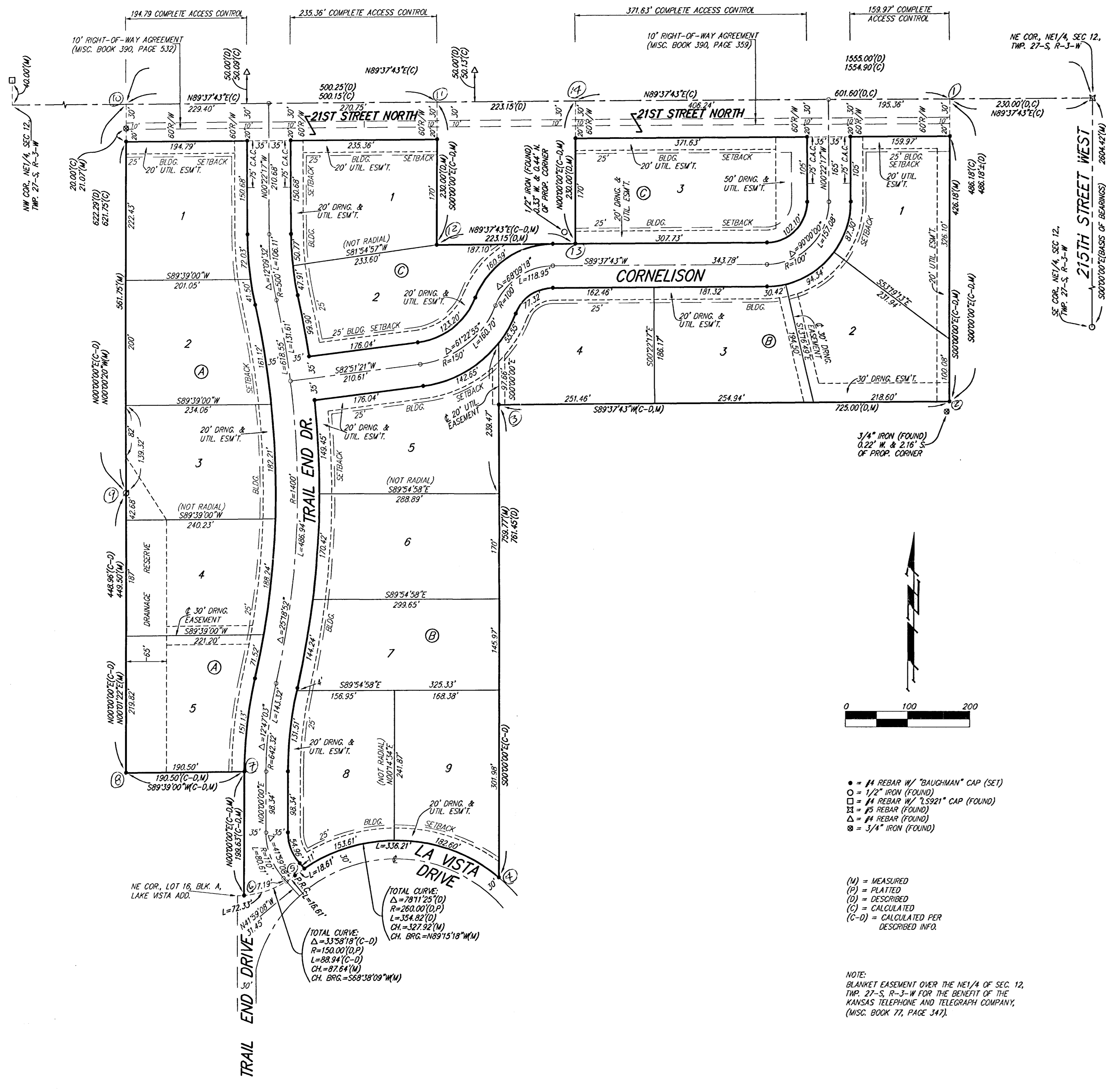


# LAKE VISTA 2ND ADDITION

## SEDGWICK COUNTY, KANSAS



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
3	A	1448.0
4-5	A	1447.0

**BENCHMARK:**  
 □ CUT ON WEST HUBQUARD OF R.C.B.C., 50' S. OF THE NE COR., NE 1/4, SEC. 12, TWP. 27-S, R-3-W. ELEV. = 1455.15 NGVD29

**NOTE:**  
 A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OR THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE COUNTY ENGINEER OR THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. NO OBSTRUCTIONS WHICH IMPED THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
 Sedgwick County) doresaid county and state do hereby certify that we have surveyed and  
 plotted "LAKE VISTA 2ND ADDITION", Sedgwick County, Kansas and that  
 the accompanying plat is a true and correct exhibit of the property  
 surveyed, described as commencing at the SE corner of the NE 1/4 of Sec.  
 12, Twp. 27-S, R-3-W of the 6th P.M., Sedgwick County, Kansas; thence  
 northerly along the east line of said NE 1/4, 1279.28 feet to the  
 intersection with the extended north right-of-way line of La Vista Drive as  
 dedicated in Lake Vista Addition, Sedgwick County, Kansas; thence westerly  
 at an included angle of 89°39', parallel with the north line of said NE 1/4,  
 430.00 feet; thence northerly, parallel with the east line of said NE 1/4,  
 378.80 feet; thence easterly, parallel with the north line of said NE 1/4,  
 200.00 feet; thence northerly, parallel with the east line of said NE 1/4,  
 460.00 feet for a point of beginning; thence westerly, 725.00 feet; thence  
 southerly, 761.45 feet, more or less, to a point on the north  
 right-of-way line of said La Vista Drive, said north right-of-way line  
 being a curve to the left; thence northwesterly, westerly, and  
 southwesterly along said curve, having a central angle of 78°11'25" and a  
 radius of 260.00 feet, an arc distance of 354.82 feet to the P.R.C. of a  
 curve to the right in the north right-of-way line of said La Vista Drive;  
 thence southwesterly and westerly along said curve, having a central angle  
 of 38°00'00" and a radius of 150.00 feet, an arc distance of 99.30 feet,  
 more or less, to the NE corner of Lot 16, Block A, in said Lake Vista  
 Addition; thence northerly along the extended east line of said Lot 16,  
 200.00 feet; thence westerly, parallel with the north line of said NE 1/4,  
 180.00 feet to the intersection with the extended west line of said Lot 16,  
 said intersection also being 1555.00 feet west of the east line of said  
 NE 1/4 as measured parallel with the south line of said NE 1/4; thence  
 northerly to a point 622.29 feet south of the north line of said NE 1/4 as  
 measured parallel with the east line of said NE 1/4 and 1555.00 feet west  
 of the east line of said NE 1/4 as measured parallel with the north line  
 of said NE 1/4; thence northerly, parallel with the east line of said NE 1/4,  
 622.29 feet to a point on the north line of said NE 1/4, said point being  
 1555.00 feet west of the NE corner of said NE 1/4; thence easterly along  
 the north line of said NE 1/4, 500.25 feet; thence southerly, parallel with  
 the east line of said NE 1/4, 230.00 feet; thence easterly, parallel with  
 the north line of said NE 1/4, 233.15 feet; thence northerly, parallel with  
 the east line of said NE 1/4, 230.00 feet to a point on the north line of said  
 NE 1/4; thence easterly along the north line of said NE 1/4, 601.60 feet to  
 a point 230.00 feet normally distant west of the east line of said NE 1/4;  
 thence southerly, parallel with the east line of said NE 1/4, 486.18 feet,  
 more or less, to the point of beginning, EXCEPT therefrom a 10.50 foot  
 wide parcel of land in said NE 1/4 lying east of and adjacent to the east  
 line of the following described tract: A tract of land in the NE 1/4 of  
 Sec. 12, Twp. 27-S, R-3-W of the 6th P.M., Sedgwick County, Kansas  
 described as follows: Beginning at a point at the NW corner of Lot 16,  
 Block A, Lake Vista Addition, Sedgwick County, Kansas; thence north 200  
 feet along the west line of said Lot 16, extended north; thence east 180  
 feet parallel to the north line of said Lot 16; thence south 200 feet to  
 the NE corner of said Lot 16; thence west to the point of beginning,  
 EXCEPT that part of said 10.50 foot wide parcel of land previously  
 dedicated as street in Lake Vista Addition, Sedgwick County, Kansas.

Existing public easements and dedications  
 being vacated by virtue of K.S.A. 12-512(b).  
 Baughman Company, P.A.  
 Michael G. Conroy, Surveyor

Know all men by these presents that we,  
 the undersigned, have caused the land in the surveyors certificate to be  
 platted into Lots, Blocks, and Streets, to be known as "LAKE VISTA 2ND  
 ADDITION", Sedgwick County, Kansas. The drainage and utility easements  
 are hereby granted as indicated for drainage purposes and for the  
 construction and maintenance of all public utilities. The utility easements  
 are 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 drainage reserve is hereby reserved for  
 drainage purposes and shall be the responsibility of the owners of Lots 3,  
 4, and 5, Block A, respectively, until such time as the appropriate  
 governing body elects to assume the responsibility for maintenance and  
 improvements to the drainage. No buildings shall be constructed or placed  
 on or within said drainage reserve, nor shall any fill, change of grade,  
 creation of channel or any other work be carried on without the  
 permission of the Engineer for said appropriate governing body. The  
 streets are hereby dedicated to and for the use of the public. Access  
 controls shall be as depicted on the face of the plat and are hereby  
 granted to the appropriate governing body. The Minimum Building Pad  
 Elevations for the lowest opening to the structures shall be as indicated  
 on the face of the plat.

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 \_\_\_\_\_, 2004 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

Robert Eugene Schneider Rita Ann Schneider  
 \_\_\_\_\_, Notary Public

We the undersigned holders of a mortgage on the  
 above described property, do hereby consent to this plat of "LAKE VISTA  
 2ND ADDITION", Sedgwick County, Kansas.  
 Garden Plain State Bank

State of Kansas) SS The foregoing instrument acknowledged be-  
 fore me, this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by \_\_\_\_\_  
 \_\_\_\_\_ of Garden Plain State Bank, on behalf of the bank.  
 \_\_\_\_\_, Notary Public  
 My App't. Exp. \_\_\_\_\_

This plat of "LAKE VISTA 2ND ADDITION",  
 Sedgwick County, Kansas has been submitted to and approved by the  
 Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita,  
 Kansas.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2004.  
 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 Board of Commissioners of  
 Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2004.  
 \_\_\_\_\_, Chairman  
 Thomas G. Winters  
 \_\_\_\_\_, County Clerk  
 Don Brace

Reviewed in accordance with K.S.A. 58-2005  
 on this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

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

Entered on transfer record this \_\_\_\_\_ day  
 of \_\_\_\_\_, 2004.  
 \_\_\_\_\_, County Clerk  
 Don Brace

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 \_\_\_\_\_, 2004 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.  
 \_\_\_\_\_, Register of Deeds  
 Bill Meek  
 \_\_\_\_\_, Deputy  
 Linda Kizzire

**Baughman Company, P.A.**  
 315 Ellis St. Wichita, KS 67211 P 316-262-7171 F 316-262-0149  
 Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE  
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