

MEADOWLAKE BEACH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

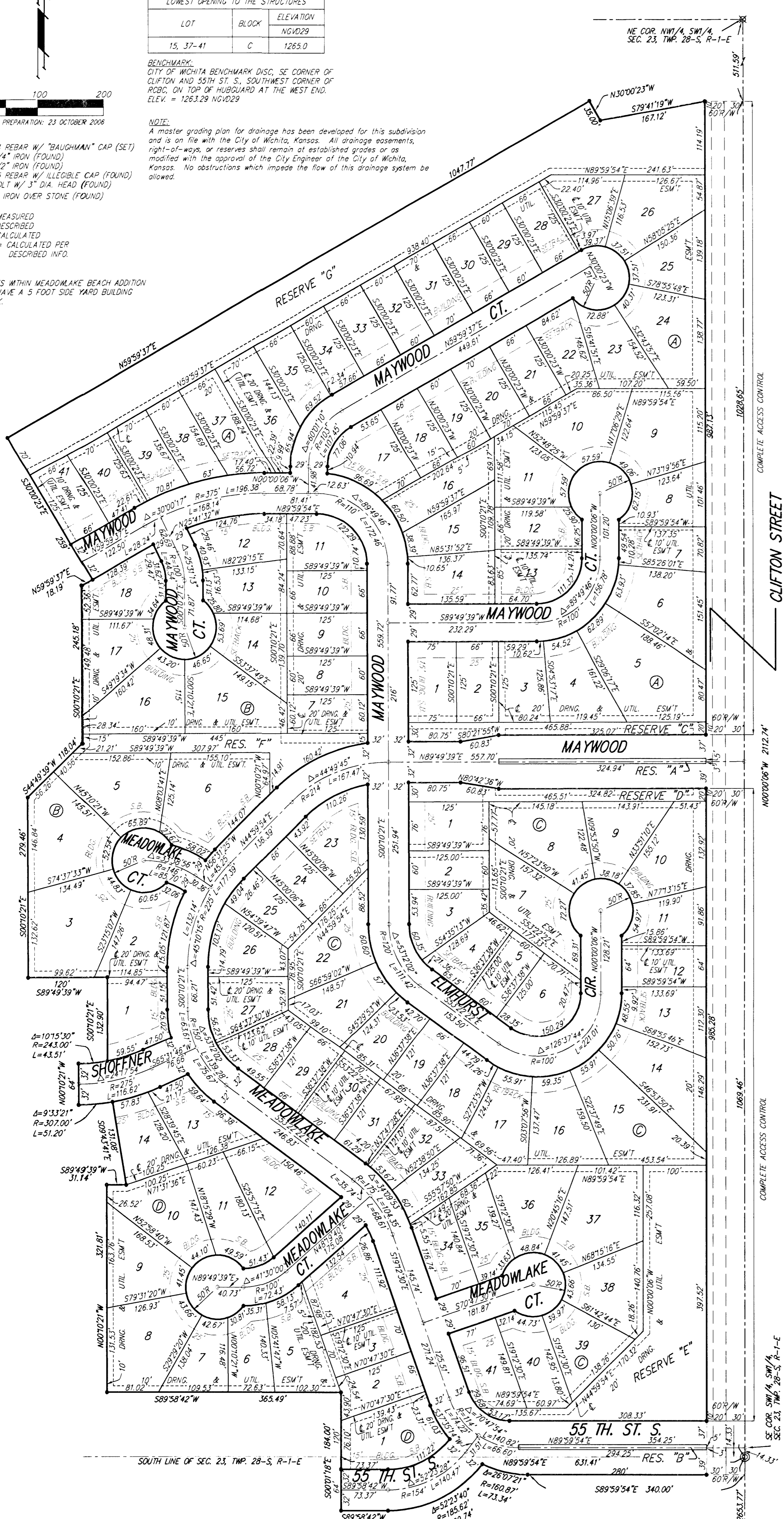
LOT	BLOCK	ELEVATION
15, 37-41	C	1263.0

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

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-way, 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.

(M) = MEASURED
(D) = DESCRIBED
(C) = CALCULATED
(P) = CALCULATED PER DESCRIBED INFO

NOTE: ALL LOTS WITHIN MEADOWLAKE BEACH ADDITION SHALL HAVE A 5 FOOT SIDE YARD BUILDING SETBACK.



State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed and
platted "MEADOWLAKE BEACH ADDITION", 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 SW1/4 of the
SW1/4 and that part of the NW1/4 of said SW1/4 of Sec. 23, Twp. 28-S,
R-1-E of the 6th P.M., Sedgwick County, Kansas, and that part of Lot 1,
Pinaire Mobile Home Park to Sedgwick County, Kansas, and that part of
the NW1/4 of the NW1/4 of Sec. 26, Twp. 28-S, R-1-E of the 6th P.M.,
Sedgwick County, Kansas described as follows: Beginning at the SE
corner of the SW1/4 of said SW1/4; thence N00°00'06"W along the east
line of the SW1/4 and the NW1/4 of said SW1/4, 1309.56 feet, more or
less, to the intersection with the easterly extension of the south line of
Lot 1 in said Pinaire Mobile Home Park; thence continuing N00°00'06"W
along the east line of the SW1/4 and the NW1/4 of said SW1/4, 805.00
feet; thence S89°59'54"W parallel with the south line of said Lot 1, 50.00
feet to a point on the east line of said Lot 1, said point being 805.00
feet north of the SE corner of said Lot 1; thence S79°41'19"W, 177.29
feet; thence N30°00'23"W, 35.00 feet; thence S89°59'37"W, 1047.77 feet;
thence S30°00'23"E, 259.00 feet; thence S89°59'37"W, 18.19 feet; thence
S00°10'21"E, 245.18 feet; thence S44°49'39"W, 118.04 feet; thence
S00°10'21"E, 279.46 feet; thence N89°49'39"E, 120.00 feet; thence
S00°10'21"E, 132.90 feet to a point on a curve to the right; thence
westerly along said curve, having a central angle of 107°15'30" and a radius
of 243.00 feet, an arc distance of 43.51 feet, (having a chord length of
43.45 feet bearing S84°41'55"W); thence S00°10'21"E, 64.00 feet to a
point on a curve to the left; thence easterly along said curve, having a
central angle of 09°33'21" and a radius of 307.00 feet, an arc distance
of 51.20 feet, (having a chord length of 51.14 feet bearing N85°02'59"E);
thence S09°43'41"E, 131.08 feet; thence S89°49'39"W, 31.14 feet; thence
S00°10'21"E, 321.81 feet; thence N89°58'42"E, 365.49 feet; thence
S00°10'18"E, 100.55 feet to a point on the south line of said SW1/4;
thence continuing S00°10'18"E, 83.45 feet; thence N89°58'42"E, 73.36 feet
to the P.C. of a curve to the left; thence easterly and northeasterly along
said curve, having a central angle of 52°23'40" and a radius of 185.62
feet, an arc distance of 169.74 feet, (having a chord length of 163.89
feet bearing N63°47'04"E), to a point on a curve to the left; thence
easterly along said curve, having a central angle of 26°07'21" and a radius
of 160.87 feet, an arc length of 73.34 feet, (having a chord length of
72.71 feet bearing S76°36'53"E), to the P.I. of said curve; thence
N89°59'54"E, 340.00 feet to a point on the east line of the NW1/4 of the
NW1/4 of said Sec. 26; thence N00°19'27"E along the east line of the
NW1/4 of the NW1/4 of said Sec. 26, 27.67 feet to the point of
beginning, all being subject to road right-of-way for Clifton Ave. on the
east.

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

This plat of "MEADOWLAKE BEACH ADDITION",
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 _____, 2006.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Darrell A. Downing
_____, 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 _____, 2006.

_____, Mayor
Carlos Mayans
_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2006.

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

Entered on transfer record this _____ day
of _____, 2006.
_____, 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 _____, 2006 at _____ o'clock _____M; and is duly recorded.

_____, Register of Deeds
Bill Meek
_____, Deputy
Tonya Buckingham

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, Reserves, and Streets, to be known as
"MEADOWLAKE BEACH ADDITION", 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 drainage
easements are hereby granted as indicated for drainage purposes.
Reserves "A" and "B" are hereby reserved for streets, entry monuments,
open space, landscaping, drainage purposes, and utilities. Reserves "C"
and "D" are hereby reserved for entry monuments, open space,
landscaping, drainage purposes, and utilities as confined to easements.
Reserve "E" is hereby reserved for entry monuments, open space,
landscaping, lakes, drainage purposes, and utilities as confined to
easements. Reserve "F" is hereby reserved for open space, landscaping,
sidewalks, and drainage purposes. Reserve "G" is hereby reserved for
open space, landscaping, berms, sidewalks, drainage purposes, and utilities
as confined to easements. 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 City of Wichita, Kansas. The
Minimum Building Pad Elevations for the lowest opening to the structures
shall be as indicated on the face of the plat.

We the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "MEADOWLAKE
BEACH ADDITION", Wichita, Sedgwick County, Kansas.
Kanza Bank

(Title)

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____, 2006, by _____
of Kanza Bank, on behalf of the bank.
(Title)

_____, Notary Public
My App't. Exp. _____

JRD, LLC, a Kansas limited liability company
_____, Member
Jay W. Russell

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this _____ day of _____, 2006, by Jay W. Russell, JRD, LLC, a
Kansas limited liability company, on behalf of the limited liability.
_____, Notary Public

My App't. Exp. _____

NOTE:
NO BUILDING PERMITS ARE TO BE ISSUED FOR LOTS 1-41, BLOCK A, LOTS
1-16, BLOCK B, LOTS 1-41, BLOCK C, LOTS 1-14, BLOCK D, WITHIN
MEADOWLAKE BEACH UNLESS THE LOWEST FLOOR, INCLUDING THE BASEMENT,
CAN BE CONSTRUCTED AT LEAST ONE FOOT 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.

23 OCTOBER 2006
Baughman Company, P.A.
315 E. 13th St., Wichita, KS 67211 P 316-262-2721 F 316-262-2149
Baughman ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE
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