

FINAL TRACING REC'D 8.11.14

# SIENA LAKES

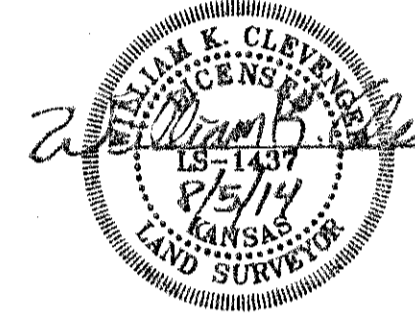
an Addition to Wichita, Sedgwick County, Kansas

State of Kansas)  
SS  
Sedgwick County)

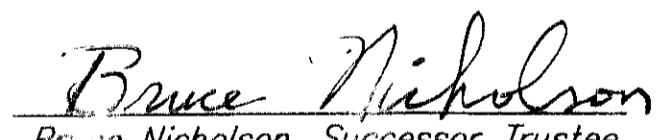
We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "SIENA LAKES", an Addition to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

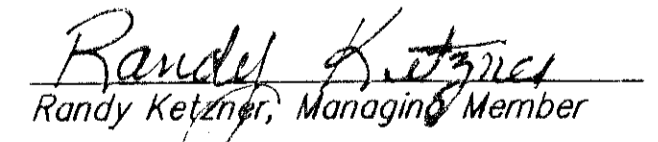
The NW1/4 of the NE1/4 of Section 34, T26S, R1W of the 6th P.M., Sedgwick County, Kansas, EXCEPT beginning at the Northeast corner of said tract; thence South 417.42 feet; thence West 208.71 feet; thence North 417.42 feet; thence East 208.71 feet to the point of beginning.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

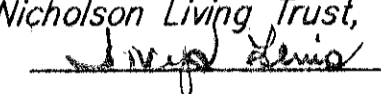
 Ruggles & Bohm, P.A.  
Land Surveyor  
William K. Clevenger

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, Reserves and Streets, to be known as "SIENA LAKES", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes. Access Controls as indicated are hereby granted to the appropriate governing body. The streets are hereby dedicated to and for the use of the public. The Temporary turnaround easement on Conrey is hereby granted for the use of the public, and will be vacated upon extension of the street beyond the limits of this plat. Reserves "A" and "B" are hereby reserved for signage, irrigation, landscaping, lighting, entry features, walls, drainage, drainage structures and utilities. Reserves "C" and "D" are hereby reserved for irrigation, walls, signage, walks, lighting, gazebos, landscaping, berms, lakes, drainage, drainage structures, and utilities confined to easements. The Reserves are to be owned and maintained by the Home Owners Association for the addition. The wall easement is hereby granted to the Home Owners Association for wall and/or fence improvements. A drainage plan has been developed for this plat and all drainage easements, rights-of-way, or reserves shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.

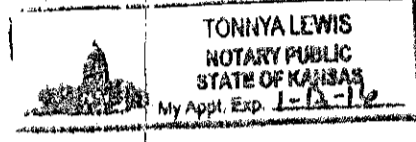
Dean W. and Pauline Nicholson  
Living Trust, dated April 23, 1997  
  
Bruce Nicholson, Successor Trustee

Siena Lakes, LLC  
  
Randy Ketzner, Managing Member

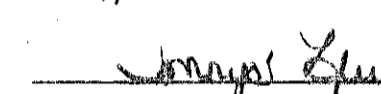
State of Kansas)  
SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this 31<sup>st</sup> day of July, 2014, by Bruce Nicholson, Successor Trustee, under the Dean W. and Pauline Nicholson Living Trust, dated April 23, 1997.  
 Notary Public

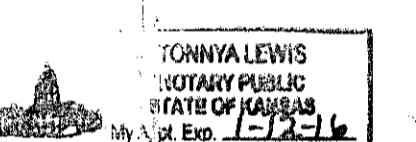
My appointment expires 1-12-16



State of Kansas)  
SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this 31<sup>st</sup> day of July, 2014, by Randy Ketzner, Managing Member of Siena Lakes, LLC, on behalf of the corporation.  
 Notary Public

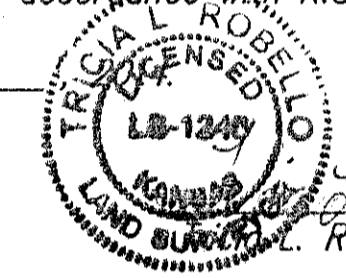
My appointment expires 1-12-16



This plat of "SIENA LAKES", 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 \_\_\_\_\_, 2014.  
Wichita-Sedgwick County Metropolitan Area Planning Commission  
Don Klausmeyer Chair  
John L. Schlegel Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_ day of \_\_\_\_\_, 2014.  
At the Direction of the City Council  
Carl Brewer Mayor  
Karen Sublett City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 7<sup>th</sup> day of August  
 Deputy County Surveyor  
Sedgwick County Kansas  
Kelly B. Arnold

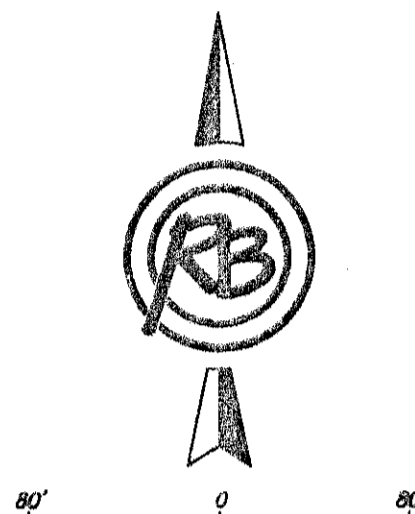
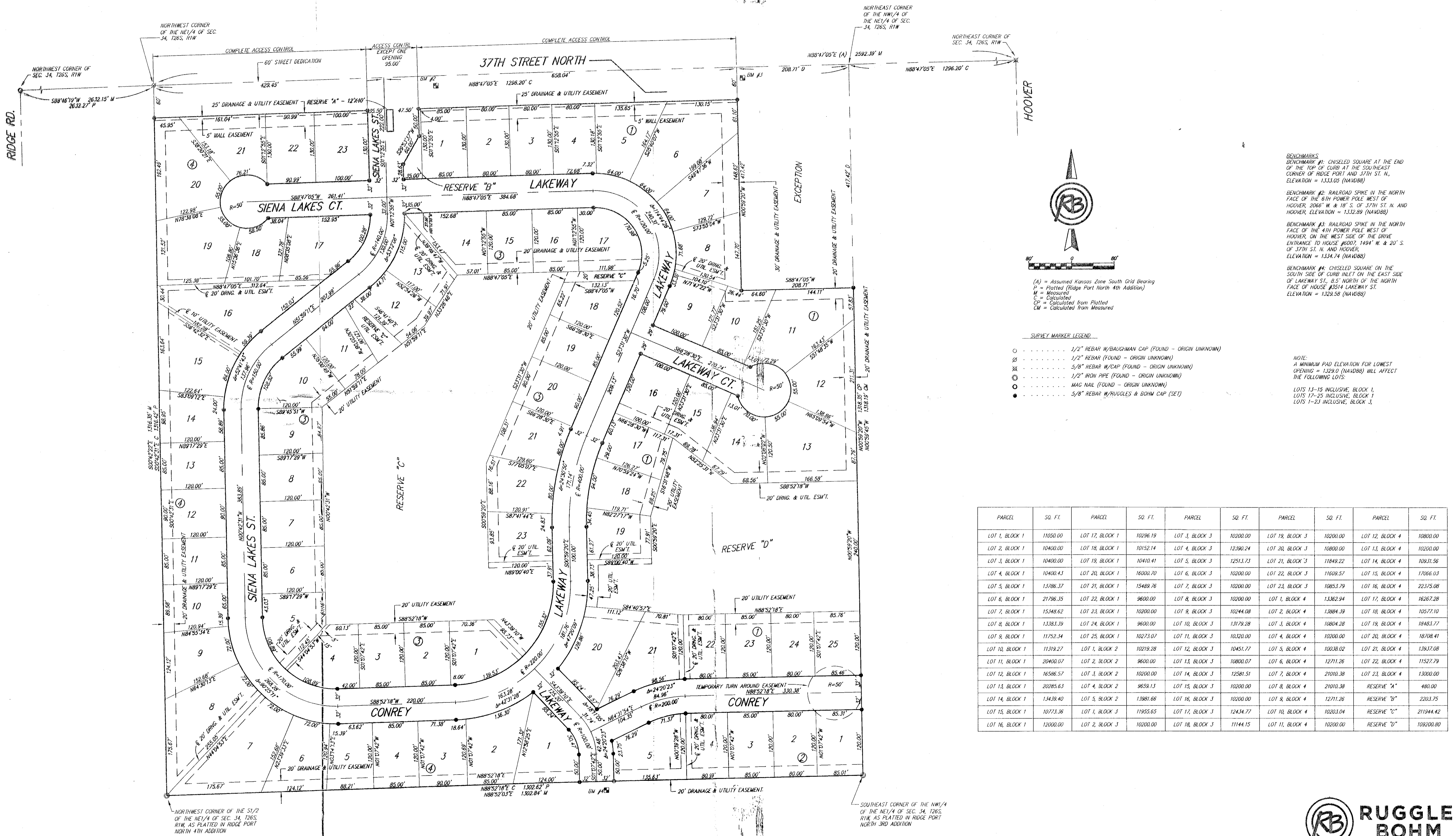
Entered on transfer record this \_\_\_ day of \_\_\_\_\_, 2014.  
Kelly B. Arnold County Clerk

State of Kansas)  
SS  
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_ day of \_\_\_\_\_, 2014, at \_\_\_ o'clock \_\_ M, and is duly recorded.  
Bill Meek Register of Deeds  
Tonya Buckingham Deputy

# SIENA LAKES

## an Addition to Wichita, Sedgwick County, Kansas



- BENCHMARKS**
- BENCHMARK #1: CHISELED SQUARE AT THE END OF THE TOP OF CURB AT THE SOUTHEAST CORNER OF RIDGE PORT AND 37TH ST. N. ELEVATION = 1333.05 (NAVD88)
  - BENCHMARK #2: RAILROAD SPIKE IN THE NORTH FACE OF THE 6TH POWER POLE WEST OF HOOVER, 2066' W. & 18' S. OF 37TH ST. N. AND HOOVER. ELEVATION = 1332.89 (NAVD88)
  - BENCHMARK #3: RAILROAD SPIKE IN THE NORTH FACE OF THE 4TH POWER POLE WEST OF HOOVER, ON THE WEST SIDE OF THE DRIVE ENTRANCE TO HOUSE #8003, 1494' W. & 20' S. OF 37TH ST. N. AND HOOVER. ELEVATION = 1334.74 (NAVD88)
  - BENCHMARK #4: CHISELED SQUARE ON THE SOUTH SIDE OF CURB INLET ON THE EAST SIDE OF LAKEWAY ST., 8.5' NORTH OF THE NORTH FACE OF HOUSE #3514 LAKEWAY ST. ELEVATION = 1329.58 (NAVD88)
- NOTE:**  
A MINIMUM PAD ELEVATION FOR LOWEST OPENING = 1329.0 (NAVD88) WILL AFFECT THE FOLLOWING LOTS:  
LOTS 13-15 INCLUSIVE, BLOCK 1  
LOTS 17-25 INCLUSIVE, BLOCK 1  
LOTS 1-23 INCLUSIVE, BLOCK 3.
- SURVEY MARKER LEGEND**
- ..... 1/2" REBAR W/ BAUGHMAN CAP (FOUND - ORIGIN UNKNOWN)
  - ..... 1/2" REBAR (FOUND - ORIGIN UNKNOWN)
  - ..... 5/8" REBAR W/ CAP (FOUND - ORIGIN UNKNOWN)
  - ..... 1/2" IRON PIPE (FOUND - ORIGIN UNKNOWN)
  - ..... MAG NAIL (FOUND - ORIGIN UNKNOWN)
  - ..... 5/8" REBAR W/ RUGGLES & BOHM CAP (SET)
- LEGEND:**  
 (A) = Assumed Kansas Zone South Grid Bearing  
 P = Platted (Ridge Port North 4th Addition)  
 M = Measured  
 C = Calculated  
 CP = Calculated from Platted  
 CM = Calculated from Measured

PARCEL	SQ. FT.	PARCEL	SQ. FT.	PARCEL	SQ. FT.	PARCEL	SQ. FT.	PARCEL	SQ. FT.
LOT 1, BLOCK 1	11050.00	LOT 17, BLOCK 1	10296.19	LOT 3, BLOCK 3	10200.00	LOT 19, BLOCK 3	10200.00	LOT 12, BLOCK 4	10800.00
LOT 2, BLOCK 1	10400.00	LOT 18, BLOCK 1	10152.14	LOT 4, BLOCK 3	12390.24	LOT 20, BLOCK 3	10800.00	LOT 13, BLOCK 4	10200.00
LOT 3, BLOCK 1	10400.00	LOT 19, BLOCK 1	10410.41	LOT 5, BLOCK 3	12513.73	LOT 21, BLOCK 3	11849.22	LOT 14, BLOCK 4	10931.56
LOT 4, BLOCK 1	10400.43	LOT 20, BLOCK 1	16000.70	LOT 6, BLOCK 3	10200.00	LOT 22, BLOCK 3	11609.57	LOT 15, BLOCK 4	17066.03
LOT 5, BLOCK 1	13786.37	LOT 21, BLOCK 1	15489.76	LOT 7, BLOCK 3	10200.00	LOT 23, BLOCK 3	10853.79	LOT 16, BLOCK 4	22375.08
LOT 6, BLOCK 1	21796.35	LOT 22, BLOCK 1	9600.00	LOT 8, BLOCK 3	10200.00	LOT 1, BLOCK 4	13362.94	LOT 17, BLOCK 4	16267.28
LOT 7, BLOCK 1	15348.62	LOT 23, BLOCK 1	10200.00	LOT 9, BLOCK 3	10244.08	LOT 2, BLOCK 4	13884.39	LOT 18, BLOCK 4	10577.10
LOT 8, BLOCK 1	13383.39	LOT 24, BLOCK 1	9600.00	LOT 10, BLOCK 3	13179.28	LOT 3, BLOCK 4	10804.28	LOT 19, BLOCK 4	18483.77
LOT 9, BLOCK 1	11752.34	LOT 25, BLOCK 1	10273.07	LOT 11, BLOCK 3	10320.00	LOT 4, BLOCK 4	10200.00	LOT 20, BLOCK 4	18708.41
LOT 10, BLOCK 1	11319.27	LOT 1, BLOCK 2	10219.28	LOT 12, BLOCK 3	10451.77	LOT 5, BLOCK 4	10038.02	LOT 21, BLOCK 4	13937.08
LOT 11, BLOCK 1	20400.07	LOT 2, BLOCK 2	9600.00	LOT 13, BLOCK 3	10800.00	LOT 6, BLOCK 4	12711.26	LOT 22, BLOCK 4	11527.79
LOT 12, BLOCK 1	16586.57	LOT 3, BLOCK 2	10200.00	LOT 14, BLOCK 3	12581.51	LOT 7, BLOCK 4	21010.38	LOT 23, BLOCK 4	13000.00
LOT 13, BLOCK 1	20285.63	LOT 4, BLOCK 2	9659.13	LOT 15, BLOCK 3	10200.00	LOT 8, BLOCK 4	21010.38	RESERVE "A"	480.00
LOT 14, BLOCK 1	13439.40	LOT 5, BLOCK 2	13981.66	LOT 16, BLOCK 3	10200.00	LOT 9, BLOCK 4	12711.26	RESERVE "B"	2203.75
LOT 15, BLOCK 1	10773.36	LOT 1, BLOCK 3	11955.65	LOT 17, BLOCK 3	12434.77	LOT 10, BLOCK 4	10203.04	RESERVE "C"	21944.42
LOT 16, BLOCK 1	12000.00	LOT 2, BLOCK 3	10200.00	LOT 18, BLOCK 3	11144.15	LOT 11, BLOCK 4	10200.00	RESERVE "D"	109200.80

