SUB2017-00009

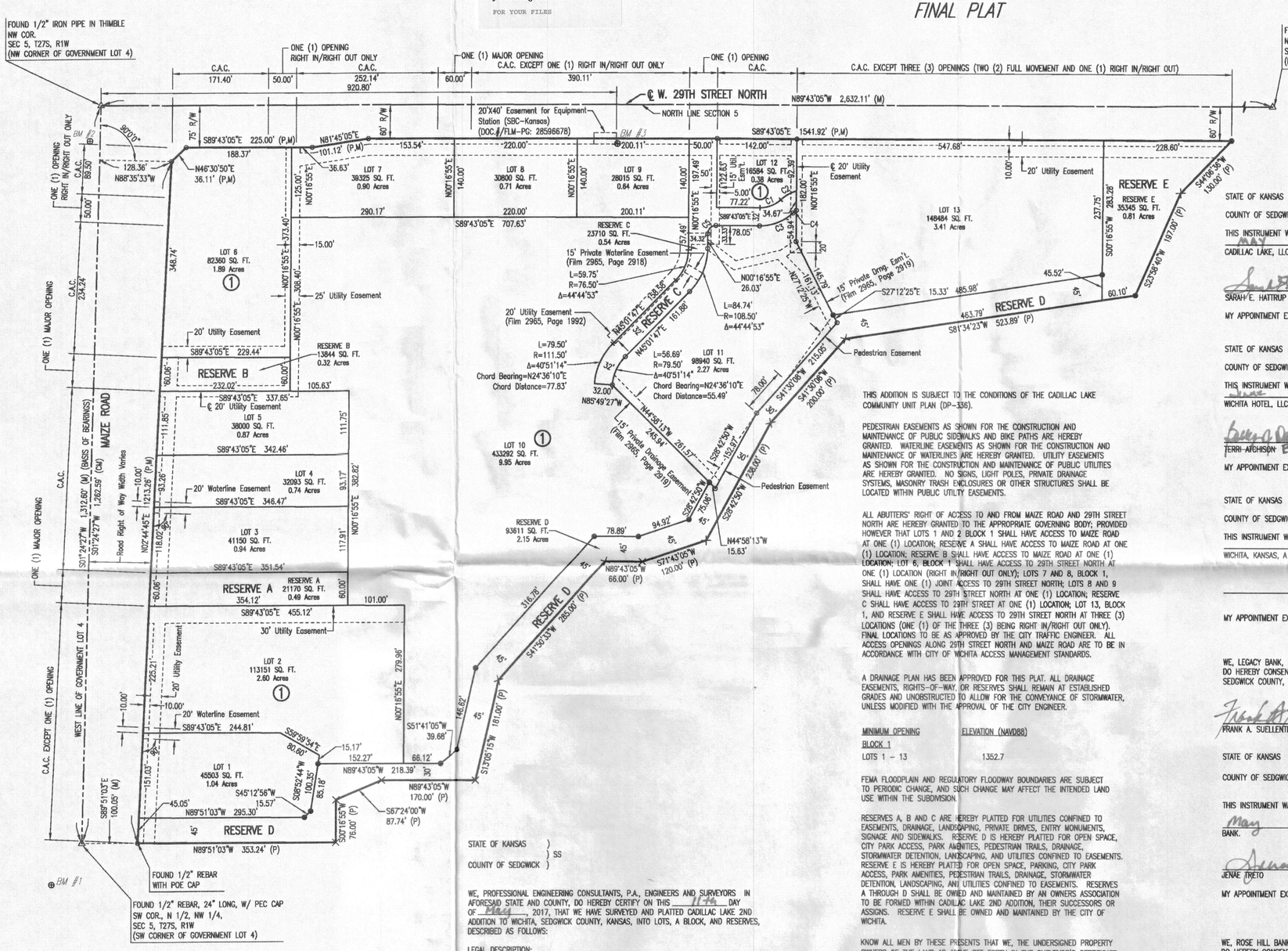
FINAL TRACING REC'D 6.13.17

PW-ENGINEERING 1-71
Arceli Rosas
FOR YOUR FILES

CADILLAC LAKE 2ND ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	40.71'	54.50'	42°48'00"	N68°52'55"E	39.77'
C2	32.19'	69.50'	26°32'02"	N60°44'55"E	31.90'
C3	64.97'	86.50'	43°01'57"	N68°59'51"E	63.45'
C4	7.54'	37.50'	11°31'38"	N53°14'42"E	7.53'
C5	22.78'	14.50'	90°00'00"	N45°16'55"E	20.51'

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE CADILLAC LAKE COMMUNITY UNIT PLAN (DP-336).

PEDESTRIAN EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC SIDEWALKS AND BIKE PATHS ARE HEREBY GRANTED. WATERLINE EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINES ARE HEREBY GRANTED. UTILITY EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM MAIZE ROAD AND 29TH STREET NORTH ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED HOWEVER THAT LOTS 1 AND 2 BLOCK 1 SHALL HAVE ACCESS TO MAIZE ROAD AT ONE (1) LOCATION; RESERVE A SHALL HAVE ACCESS TO MAIZE ROAD AT ONE (1) LOCATION; RESERVE B SHALL HAVE ACCESS TO MAIZE ROAD AT ONE (1) LOCATION; LOT 6, BLOCK 1 SHALL HAVE ACCESS TO 29TH STREET NORTH AT ONE (1) LOCATION (RIGHT IN/RIGHT OUT ONLY); LOTS 7 AND 8, BLOCK 1, SHALL HAVE ONE (1) JOINT ACCESS TO 29TH STREET NORTH; LOTS 8 AND 9 SHALL HAVE ACCESS TO 29TH STREET NORTH AT ONE (1) LOCATION; RESERVE C SHALL HAVE ACCESS TO 29TH STREET AT ONE (1) LOCATION; LOT 13, BLOCK 1, AND RESERVE E SHALL HAVE ACCESS TO 29TH STREET NORTH AT THREE (3) LOCATIONS (ONE (1) OF THE THREE (3) BEING RIGHT IN/RIGHT OUT ONLY). FINAL LOCATIONS TO BE AS APPROVED BY THE CITY TRAFFIC ENGINEER. ALL ACCESS OPENINGS ALONG 29TH STREET NORTH AND MAIZE ROAD ARE TO BE IN ACCORDANCE WITH CITY OF WICHITA ACCESS MANAGEMENT STANDARDS.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

MINIMUM OPENING	ELEVATION (NAVD88)
BLOCK 1	
LOTS 1 – 13	1352.7

FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE, AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

RESERVES A, B AND C ARE HEREBY PLATTED FOR UTILITIES CONFINED TO EASEMENTS, DRAINAGE, LANDSCAPING, PRIVATE DRIVES, ENTRY MONUMENTS, SIGNAGE AND SIDEWALKS. RESERVE D IS HEREBY PLATTED FOR OPEN SPACE, CITY PARK ACCESS, PARK AMENITIES, PEDESTRIAN TRAILS, DRAINAGE, STORMWATER DETENTION, LANDSCAPING, AND UTILITIES CONFINED TO EASEMENTS. RESERVE E IS HEREBY PLATTED FOR OPEN SPACE, PARKING, CITY PARK ACCESS, PARK AMENITIES, PEDESTRIAN TRAILS, DRAINAGE, STORMWATER DETENTION, LANDSCAPING, AND UTILITIES CONFINED TO EASEMENTS. RESERVES A THROUGH D SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN CADILLAC LAKE 2ND ADDITION, THEIR SUCCESSORS OR ASSIGNS. RESERVE E SHALL BE OWNED AND MAINTAINED BY THE CITY OF WICHITA.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, AND RESERVES, THE SAME TO BE KNOWN AS CADILLAC LAKE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER: CADILLAC, LLC

STUART M. KOWALSKI, VICE PRESIDENT

OWNER: HCW WICHITA HOTEL, LLC

RICHARD E. HUFFMAN, MANAGER

OWNER: CITY OF WICHITA, KANSAS, A MUNICIPAL CORPORATION

JEFF LONGWELL, MAYOR

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY ON THIS 11th DAY OF March 2017, THAT WE HAVE SURVEYED AND PLATTED CADILLAC LAKE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND RESERVES, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:
LOTS 1 THROUGH 9, BLOCK 1, CADILLAC LAKE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL PUBLIC EASEMENTS LYING WITHIN ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED; EXCEPT THE 20' UTILITY EASEMENT ON FILM 2965, PAGE 1992, AS SHOWN.

ERNEST CANTU JR. LICENSED LS-1407 KANSAS LAND SURVEYOR

ERNEST CANTU JR., P.S. NO. 1407
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF May, 2017, BY STUART M. KOWALSKI, VICE PRESIDENT OF CADILLAC LAKE, LLC.

SARAH E. HATTRUP, NOTARY PUBLIC

MY APPOINTMENT EXPIRES 12/26/2020

SARAH E. HATTRUP NOTARY PUBLIC My Appt. Exp. 12/26/20 STATE OF KANSAS

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF June, 2017, BY RICHARD E. HUFFMAN, MANAGER OF HCW WICHITA HOTEL, LLC.

TERRI ARCHISON Beaty J. Davis, NOTARY PUBLIC

MY APPOINTMENT EXPIRES 11/14/2020

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY JEFF LONGWELL, MAYOR OF THE CITY OF WICHITA, KANSAS, A MUNICIPAL CORPORATION.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

WE, LEGACY BANK, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF CADILLAC LAKE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

FRANK A. SUELLENTROP, PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26th DAY OF May, 2017, BY FRANK A. SUELLENTROP, PRESIDENT OF LEGACY BANK.

JENAE TRETO, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 12/25/18

JENAE TRETO NOTARY PUBLIC STATE OF KANSAS My Appt. Expires 12/25/18

WE, ROSE HILL BANK, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF CADILLAC LAKE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

CUY MAUCK, PRESIDENT AND CEO

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 9 DAY OF June, 2017, BY CUY MAUCK, PRESIDENT AND CEO OF ROSE HILL BANK.

STEPHANIE E. ALMANZA, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 10/25/19

STEPHANIE E. ALMANZA Notary Public - State of Kansas My Appt. Expires 10/25/19

SCALE: 1" = 100'
0 100 200

LEGEND

●	SET 1/2" REBAR, 24" LONG, W/PEC CAP
○	FOUND 1/2" REBAR W/PEC CAP
×	SUBMERGED IN WATER
△	SECTION CORNER
M	MEASURED
CM	CALCULATED FROM MEASURED
P	PLATTED MEASUREMENT FROM CADILLAC LAKE ADDITION
C.A.C.	COMPLETE ACCESS CONTROL

BENCH MARK LIST ⊕ BM #3

BM #1 – CHISELED SQUARE ON TOP OF CURB, SOUTH SIDE OF DRIVE ENTRANCE TO NORTHEAST CORNER OF TARGET PARKING LOT AND SOUTHWEST OF SOUTHWEST CORNER OF GOVERNMENT LOT 4, SEC 5-27-1W.
ELEV.=1352.44 (NAVD88)

BM #2 – CHISELED SQUARE AT SOUTHEAST CORNER OF SOUTH HEADWALL FOR RCBC UNDER 29TH STREET, WEST OF MAIZE ROAD (NOT THE CHISELED + AT THE SOUTHWEST CORNER OF SAME HEADWALL)
ELEV.= 1353.32 (NAVD88)

BM #3 – CHISELED SQUARE ON TOP OF RETAINING WALL AT SOUTHEAST CORNER OF CONCRETE PAD FOR ELECTRIC TRANSFORMER #10105 ON SOUTH SIDE OF 29TH STREET AND 800 FEET EAST OF BIKE PATH ON EAST SIDE OF MAIZE ROAD.
ELEV.= 1352.01 (NAVD88)

THIS PLAT OF CADILLAC LAKE 2ND ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THE _____ DAY OF _____, 2017.

_____, CHAIRMAN
DAVID W. FOSTER

_____, SECRETARY
DALE MILLER

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2017.

_____
TRICIA L. ROBELLO, P.S. #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2017.

_____, MAYOR
JEFF LONGWELL

_____, CITY CLERK
KAREN SUBLETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2017.

_____, COUNTY CLERK
KELLY ARNOLD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2017.

_____, REGISTER OF DEEDS
TONYA BUCKINGHAM

_____, DEPUTY
JUDY J. PAGET

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
303 SOUTH TOPEKA WICHITA, KS 67202
316-262-2691 www.pec1.com

Plot Scale 1:1 05-11-2017 3:40:55 PM by JJS
I:\Wichita-Civil\2017\70080\000\Work Drawings\70080-000 Final Plat