

# SILVER SPRINGS 2ND

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D 3.1.16

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) and state do hereby certify that we have surveyed and  
platted "SILVER SPRINGS 2ND", 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: That part of the East Half of  
the Southwest Quarter of Section 15, Township 27 South, Range 1 West of  
the Sixth Principal Meridian, Sedgwick County, Kansas, lying west of the  
West line of the Wichita-Valley Center Flood Control as condemned in Case  
A-31849, and east of a line described as commencing at the Northwest  
corner of said Southwest Quarter; thence east along the North line of said  
Southwest Quarter, 1537.6 feet to a place of beginning; thence with an  
angle to the right of 85°00'30", a distance of 1800 feet; thence  
southeasterly 862 feet, more or less, to a point 1856.43 feet east of the  
Southwest corner of said Southwest Quarter, EXCEPT beginning at a point  
on the South line of the Southwest Quarter of Section 15, Township 27  
South, Range 1 West of the Sixth Principal Meridian, Sedgwick County,  
Kansas, 30 feet west of the West line of the Wichita-Valley Center Flood  
Control as condemned in Case A-31849; thence west along said line, a  
distance of 238.4 feet; thence north 375 feet; thence east 224.8 feet;  
thence south to the point of beginning, AND EXCEPT that part deeded to  
the City of Wichita for Widening of Central Avenue, AND EXCEPT Lot 1,  
Hoskinson Addition, Wichita, Sedgwick County, Kansas, TOGETHER with that  
part of Condemnation Case No. C-30343 lying in the SW1/4 of Sec. 15,  
Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas described as  
follows: Commencing at a point 526.38 feet west of the SE corner of said  
SW1/4; thence west along the south line of said SW1/4, 42.62 feet;  
thence north perpendicular to the south line of said SW1/4, 115.00 feet for  
a point of beginning; thence continuing north perpendicular to the south  
line of said SW1/4, 34.34 feet; thence northerly with a deflection angle to  
the left of 11°37'31", 70.72 feet; thence northerly with a deflection angle  
to the left of 06°02'35", 64.92 feet; thence northerly with a deflection  
angle to the right of 05°34'20", 96.67 feet to a point on the north line of  
said Condemnation Case No. C-30343; thence east along the north line of  
said Condemnation Case No. C-30343, 83.22 feet to the NE corner of  
said Condemnation Case No. C-30343; thence south along the east line  
of said Condemnation Case No. C-30343, 260.17 feet, more or less, to a  
point 115.00 feet normally distant north of the south line of said SW1/4;  
thence west parallel with the south line of said SW1/4, 38.44 feet, more  
or less, to the point of beginning.

Existing public easements, building setbacks,  
access controls, and dedications, if any, being  
vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

\_\_\_\_\_, Surveyor  
Michael G. Conrey

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to be  
platted into a Lot, a Block, and Reserves to be known as "SILVER  
SPRINGS 2ND", an Addition to Wichita, Sedgwick County, Kansas. Reserve  
"A" is hereby reserved for open space, landscaping, lakes, drainage  
purposes, floodway, and utilities as confined to easements. Reserve "B" is  
hereby reserved for open space, landscaping, lakes, drainage purposes,  
floodway, a bike path, and utilities as confined to easements. No  
buildings shall be constructed or placed on or within said floodway, nor  
shall any fill, change of grade, creation of channel, or any other work be  
carried on without the permission of the Engineer for the City of Wichita,  
Kansas or the Engineer for the appropriate governing body. FEMA  
floodplain and regulatory floodway boundaries are subject to periodic  
change and such change may affect the intended land use within the  
subdivision. Reserve "A" shall be owned and maintained by the owner of  
Lot 1, Block A. Reserve "B" shall be owned and maintained by the owner  
of Lot 1, Block A until such time as the City of Wichita, Kansas or the  
appropriate governing body elects to construct a bike path. At such time,  
Reserve "B" shall be dedicated to and for the use of the public for bike  
path purposes and all construction and maintenance within said Reserve  
"B" shall be the responsibility of the City of Wichita, Kansas or the  
appropriate governing body. 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 Elevations for the lowest  
opening to the structures on Lot 1, Block A shall be 1316.0 NAVD88.

Builders Inc., a Kansas corporation

\_\_\_\_\_, President  
Michael H. Garvey

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Michael H. Garvey,  
President of Builders, Inc., a Kansas corporation, on behalf of the  
corporation.

\_\_\_\_\_, Notary Public  
My App't. Exp. \_\_\_\_\_

This plat of "SILVER SPRINGS 2ND", 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 \_\_\_\_\_, 2015.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Carol Chapman Neugent  
\_\_\_\_\_, Secretary  
Dale Miller

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_, Mayor  
Jeff Longwell  
\_\_\_\_\_, City Clerk  
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

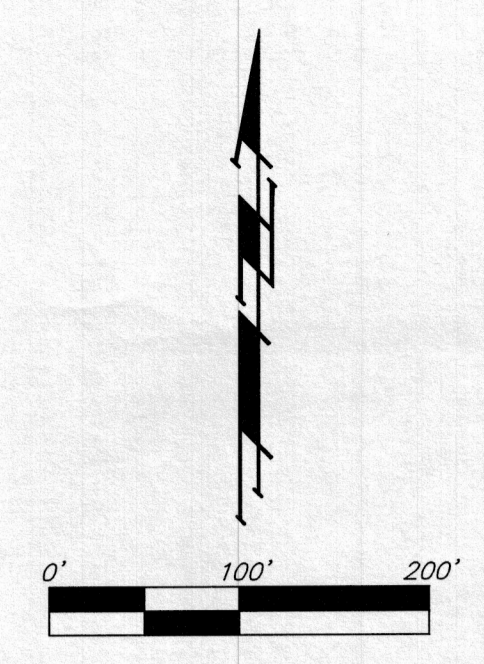
Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2016.  
\_\_\_\_\_, County Clerk  
Kelly B. Arnold

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 \_\_\_\_\_, 2016 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Bill Meek  
\_\_\_\_\_, Deputy  
Tonya Buckingham

# SILVER SPRINGS 2ND

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



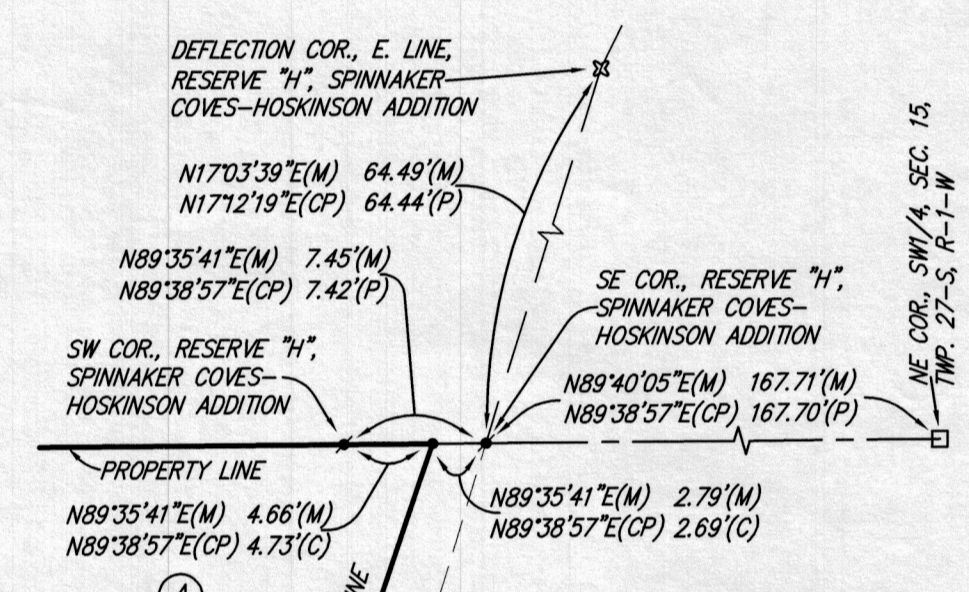
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR (FOUND) (ORIGIN UNKNOWN)
- ◇ = DRILLED HOLE IN BRIDGE DECK (FOUND)
- △ = CONCRETE MONUMENT (NO MONUMENT FOUND)
- = #4 REBAR IN 6" OF 4"x4" CONCRETE FLOODWAY MONUMENT (FOUND)

- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (SM) = CALCULATED PER MEASURED INFO.
- (CP) = CALCULATED PER PLATTED INFO.
- (CD) = CALCULATED PER DESCRIBED INFO.

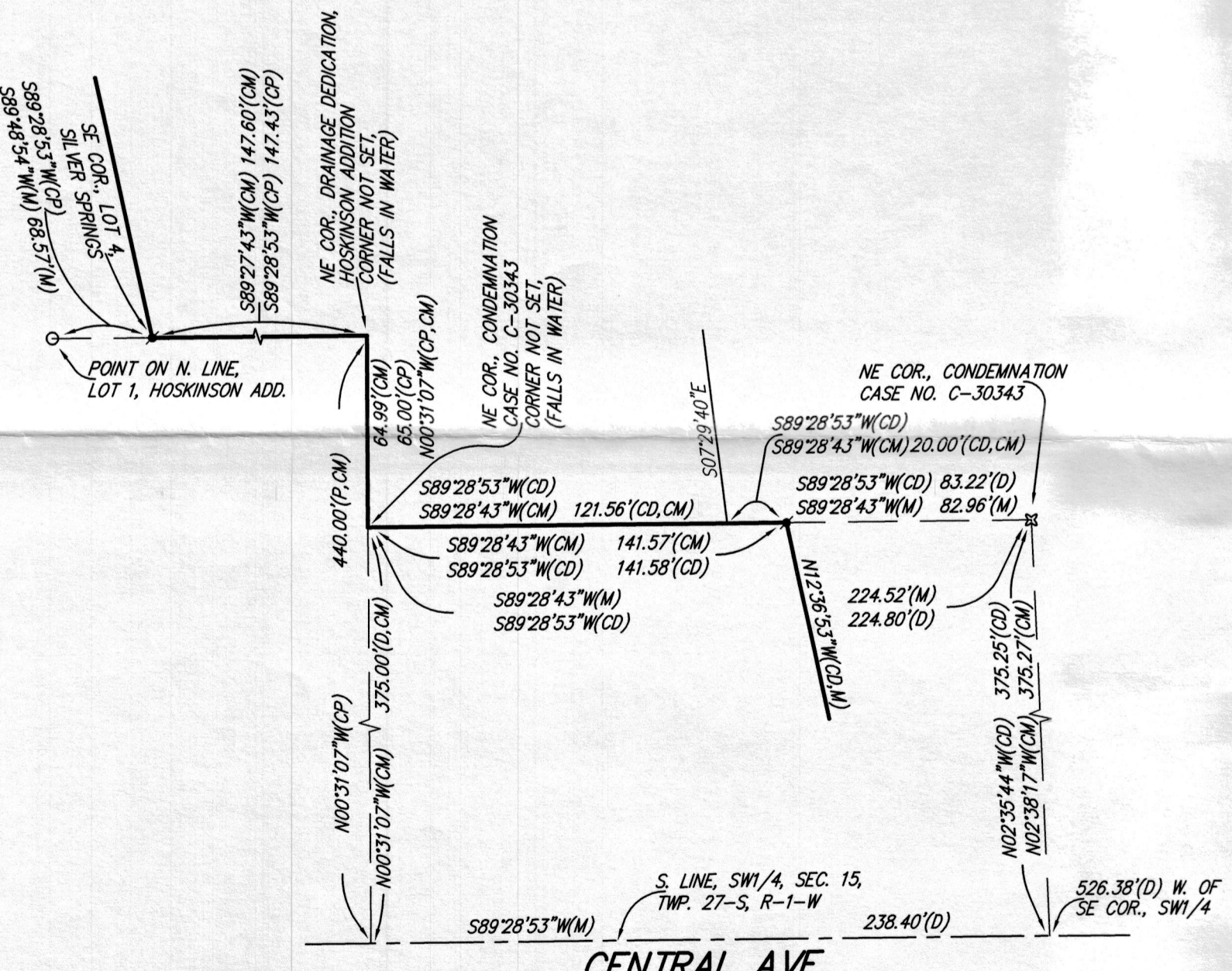
MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1	A	1316.0

**BENCHMARK #1:**  
CITY OF WICHITA BENCHMARK DISC ON TOP OF HUBBARD AT SW COR. OF BRIDGE, 165.4' W. & 12.8' S. OF THE SE COR. SW 1/4 SEC. 15, TWP. 27-S, R-1-W. ELEV. = 1324.40 NAD83

**BENCHMARK #2:**  
50' X 100' BENCH IN EAST FACE OF POWER POLE, 3.8' N. & 1.6' W. OF DEFLECTION COR. W. LINE, RESERVE "B", SILVER SPRINGS 2ND ADDITION. ELEV. = 1311.28 NAD83



**DETAIL "A"**  
(NO SCALE)



**DETAIL "B"**  
(NO SCALE)

**NOTE:**  
AN EXISTING EASEMENT FOR DRAINAGE, (FILM 274, PAGE 808), AFFECTS A PORTION OF THIS PLAT. THE WIDTH, LENGTH, AND LOCATION OF SAID EASEMENT FOR DRAINAGE WITHIN THIS PLAT CANNOT BE ASCERTAINED AS THE INSTRUMENT OF RECORD DOES NOT HAVE THE CITED "ATTACHED EXHIBIT A" DEFINING THE EASEMENT DIMENSIONS OR LOCATION.

**NOTE:**  
EXISTING BLANKET PERPETUAL FLOWAGE EASEMENT, (MISC. BOOK 618, PAGE 127), OVER THAT PART OF THE SW 1/4 OF SEC. 15 LYING EAST OF AND ABUTTING THE EAST LINE OF THE 150' X 6.66' 10' W. EASEMENT, (MISC. BK. 445, PG. 492), AND LYING WEST OF AND ABUTTING THE WEST LINE OF THE WICHITA-VALLEY CENTER FLOOD CONTROL PROJECT, (CONDEMNATION CASE NO. A-31849), EXCEPT THE 238.4 FEET OF THE EAST 764.78 FEET OF THE SOUTH 375 FEET OF SAID SW 1/4.

**NOTE:**  
A drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.

