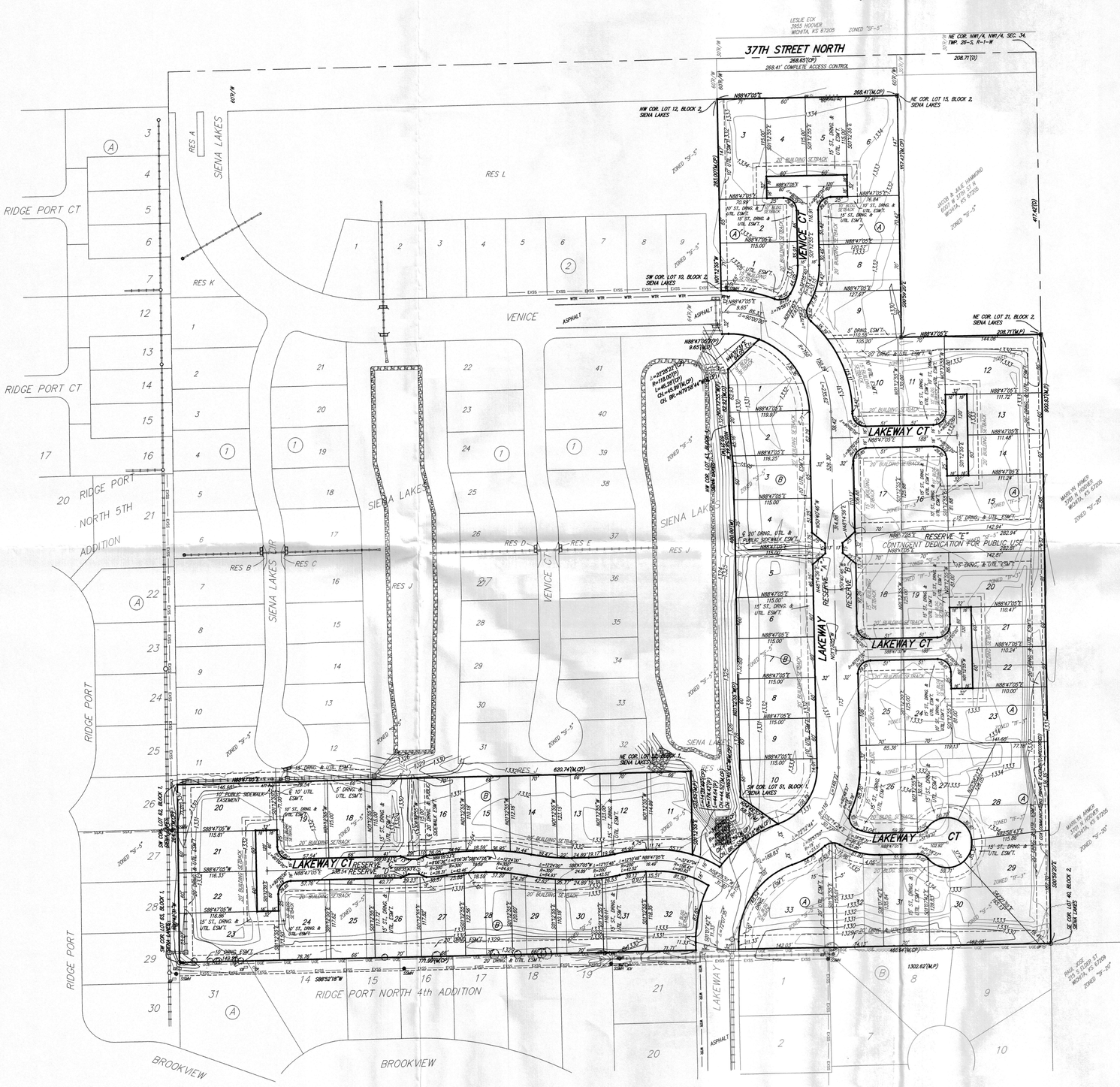
PRELIMINARY PLAT

SIENA LAKES 2ND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



0' 80' 160'

DATE OF PREPARATION: 2 JULY 2018
DATE OF TOPOGRAPHY: 25 JUNE 2018
CONTOUR INTERVALS = 1 FOOT

OWNER/DEVELOPER:
SIENA LAKES #2, LLC
PO BOX 75337
WICHITA, KS 67275

LEGAL DESCRIPTION:
All of Lots 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, and 75, Block 1, TOGETHER with all of Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, and 44, Block 2, TOGETHER with all of Reserves "I", "J", "H", "I", and "M", TOGETHER with all of the four Lakeway Cts., TOGETHER with all of Lakeway, all as platted and dedicated in Siena Lakes, an Addition to Wichita, Sedgwick County, Kansas, TOGETHER with that part of Venice as dedicated in said Siena Lakes lying east of and abutting the following described line: Beginning at the southwest corner of Lot 10 in said Block 2, said southwest corner also being a point on the north right-of-way line of said Venice; thence S01°12'55"E along the southerly prolongation of the west line of said Lot 10, 64.00 feet to a point on the south right-of-way line of said Venice, and for a point of termination, TOGETHER with that part of Reserve "J" in said Siena Lakes described as follows: Beginning at a deflection corner in the northeast line of said Reserve "J", said deflection corner also being the northeast corner of Lot 42 in said Block 1; thence S88°47'05"W along a segment of the east line of said Reserve "J", and along the north line of Lot 42 in said Block 1, 112.00 feet to a deflection corner in the east line of said Reserve "J", said deflection corner also being the northwest corner of Lot 42 in said Block 1; thence N01°12'55"W along the northerly prolongation of the west line of Lot 42 in said Block 1, 22.92 feet; thence N46°07'34"E, 64.05 feet to a point on the northeast line of said Reserve "J", said northeast line being a non-tangent curve to the right; thence southeasterly and southerly along said curve, through a central angle of 46°18'26" and having a radius of 118.00 feet, an arc distance of 95.37 feet, (having a chord length of 92.79 feet bearing S45°35'20"E), to the point of beginning, and TOGETHER with that part of said Reserve "J" described as follows: Beginning at a deflection corner in the southeast line of said Reserve "J", said deflection corner also being the southeast corner of Lot 51 in said Block 1; thence southeastery along the southeast line of said Reserve "J", said southeast line being a curve to the right, through a central angle of 47°44'29" and having a radius of 86.00 feet, an arc distance of 65.65 feet, (having a chord length of 64.07 feet bearing S49°07'34"), to a point of reverse curvature of a tangent curve to the left in said southeast line; thence N54°42'57"E, 68.76 feet to deflection corner in the east line of said Reserve "J", said deflection corner also being the southwest corner of Lot 51 in said Block 1; thence N88°47'05"E along a segment of the east line of said Reserve "J", and along the south line of Lot 51 in said Block 1, 104.60 feet to the point of beginning.

BENCHMARK:
RAILROAD SPIKE IN THE NORTH FACE OF THE 6TH POWER POLE WEST OF HOOVER, 208.6' W. & 18' SOUTH OF 37TH ST NORTH AND HOOVER.
ELEVATION = 1332.89 NAVD88

- ● = 5/8"BAR W/ "BAUGHMAN" CAP (SET)
- ■ = #7 REBAR W/ "RUGGLES & BOHM" CAP (FOUND)
- ○ = 1/2" IRON (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED

CB'w' = Catch Basin	PP = Power Pole
CP = Cable TV Pedestal	SSMH = Sanitary Sewer Manhole
DI = Drop Inlet	ATT Ped = AT Pedestal
ER = Electric Box	SWMH = Stormwater Sewer Manhole
FH = Fire Hydrant	T = Tree
Gw = Guy Anchor	WW = Cased Well
ICV = Irrigation Control Valve – Valve Box	WV = Water Valve
	XFMR = Transformer

NOTE:
ALL LOTS WITHIN SIENA LAKES 2ND SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

RESERVES "A", "B", "C" AND "D" ARE RESERVED FOR IRRIGATION, PUBLIC SIDEWALKS, LANDSCAPING, DRAINAGE, DRAINAGE STRUCTURES AND UTILITIES.
RESERVE "E" IS RESERVED FOR IRRIGATION, WALLS, PUBLIC SIDEWALKS, SIGNAGE, LANDSCAPING, GAZEBOS, PLAYGROUND EQUIPMENT, BERMS, DRAINAGE, DRAINAGE STRUCTURES AND UTILITIES AS CONFINED TO EASEMENTS. RESERVE "E" IS CONTINGENT DEDICATION FOR PUBLIC USE SHALL BECOME EFFECTIVE IF THE CITY OF WICHITA DETERMINES A NEED FOR SUCH DEDICATION.

WATER LINE
AT&T LINE
GAS LINE
CABLE TV
FENCE
OVERHEAD ELECTRIC LINE
SANITARY SEWER
UNDERGROUND ELECTRIC LINE
PIPELINE
STORMWATER SEWER

VICINITY MAP
SEC. 34, 26S, R1W

CITY HALL – ENGINEERING
MAIL STOP 1-71
*Julienne Kallman
Prelim for 1-1to-5 Subdivision Mtg.

SIENA LAKES 2ND
21 June 2018

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\Projects\Siena Lakes 2nd_18-05-P377\Plat\Drawings\Siena Lakes 2nd_P.dwg,RKR