

# SIENA LAKES 2ND

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

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 "SIENA LAKES 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 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 "F", "G", "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 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 southwesterly along the southeast line of said Reserve "J", said southeast line being a curve to the right, through a central angle of 43°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"E), to a point of reverse curvature of a tangent curve to the left in said southeast line; thence N54°42'57"W, 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.

Existing public easements, building setbacks, access controls, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended.  
All being situated in the Northeast Quarter of Section 34, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.  
**Baughman Company, P.A.**

\_\_\_\_\_, Notary Public  
My App't. Exp. \_\_\_\_\_, Surveyor  
**Michael G. Conrey**

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "SIENA LAKES 2ND", an Addition to Wichita, Sedgwick County, Kansas.

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

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_ of Southwest National Bank, on behalf of the bank.

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

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

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets and Reserves, to be known as "SIENA LAKES 2ND", an Addition to 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 street, drainage, and utility easements are hereby granted as indicated for street purposes including sidewalks, for drainage purposes, and for the construction and maintenance of all public utilities. The drainage, utility, and public sidewalk easement is hereby granted as indicated for drainage purposes, for the construction and maintenance of all public utilities, and for the construction and maintenance of a public sidewalk, and no fences or other obstructions shall be constructed or placed on or within this easement. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the Public Works Department of the appropriate governing body. The drainage easements are hereby granted as indicated for drainage purposes. The public sidewalk easement is hereby granted as indicated for the construction and maintenance of a public sidewalk and no fences or other obstructions shall be constructed or placed on or within this easement. The drainage and public sidewalk easement is hereby granted as indicated for drainage purposes and for the construction and maintenance of a public sidewalk, and no fences or other obstructions shall be constructed or placed on or within this easement. Reserves "A", "B", "C", "D", and "E" shall be owned and maintained by the homeowners association for the addition. 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.

**Siena Lakes #2, LLC**,  
a Kansas limited liability company  
**Jay W. Russell, President of J. Russell Development and Management, Inc.**,  
Manager

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by **Jay W. Russell, President of J. Russell Development and Management, Inc.**, Manager of **Siena Lakes #2, LLC**, a Kansas limited liability company, on behalf of the limited liability company.

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

This plat of "SIENA LAKES 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 \_\_\_\_\_, 2018.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chairman  
**Joseph A. Johnson**  
\_\_\_\_\_, 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 \_\_\_\_\_, 2018.  
\_\_\_\_\_, Mayor,  
**Jeff Longwell**,  
City of Wichita  
\_\_\_\_\_, City Clerk  
**Karen Sublett**

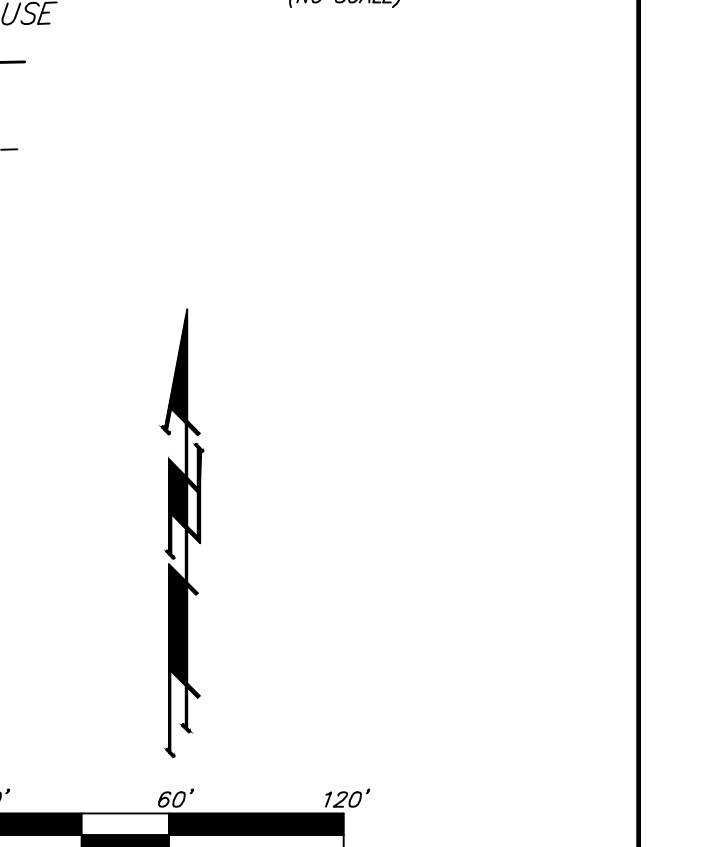
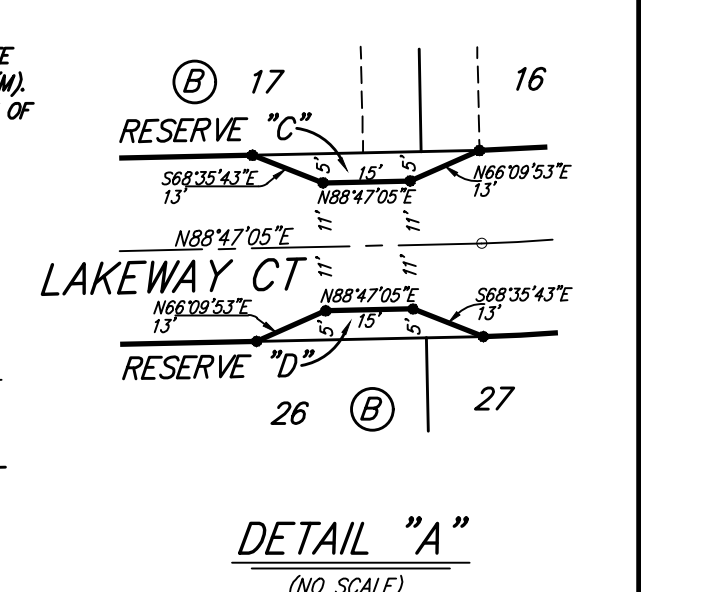
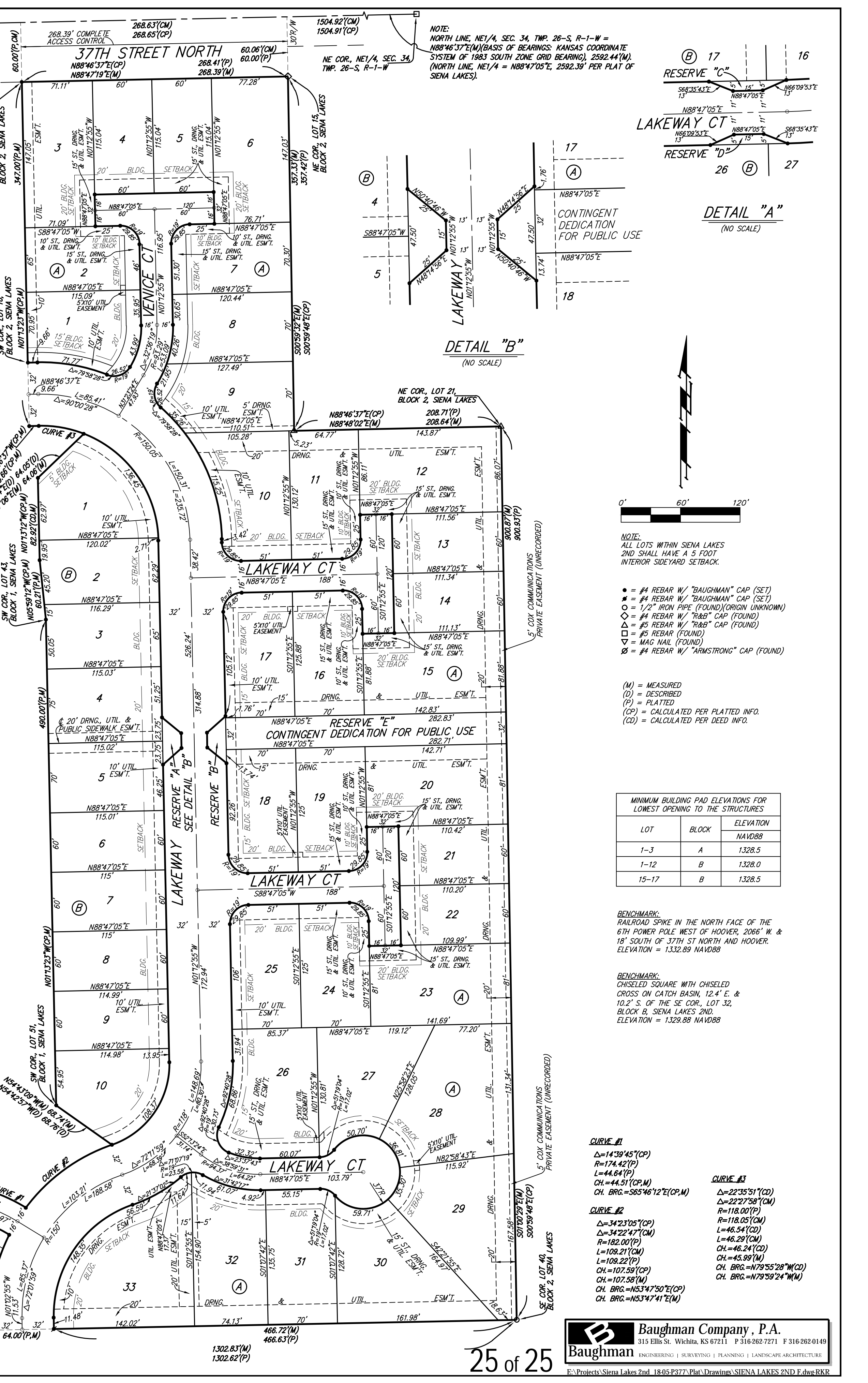
Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
\_\_\_\_\_, County Clerk  
**Kelly B. Arnold**

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 \_\_\_\_\_, 2018 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
**Tonya Buckingham**  
\_\_\_\_\_, Deputy  
**Judy J. Paget**



- NOTE: ALL LOTS WITHIN SIENA LAKES 2ND SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
  - ◇ = #4 REBAR W/ "TRAB" CAP (FOUND)
  - = #3 REBAR W/ "TRAB" CAP (FOUND)
  - ▽ = MAG NAIL (FOUND)
  - ⊗ = #4 REBAR W/ "ARMSTRONG" CAP (FOUND)
- (M) = MEASURED  
(D) = DESCRIBED  
(P) = PLATTED  
(CP) = CALCULATED PER PLATTED INFO.  
(CD) = CALCULATED PER DEED INFO.

| MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES |       |           |
|--|-------|-----------|
| LOT  | BLOCK | ELEVATION |
| 1-3  | A     | 1328.5    |
| 1-12   | B     | 1328.0    |
| 15-17  | B     | 1328.5    |

BENCHMARK:  
RAILROAD SPIKE IN THE NORTH FACE OF THE 6TH POWER POLE WEST OF HOOVER, 2068' W. & 18' SOUTH OF 37TH ST NORTH AND HOOVER. ELEVATION = 1332.89 NAVD88

BENCHMARK:  
CHISELED SQUARE WITH CHISELED CROSS ON CATCH BASIN, 12.4' E & 10.2' S. OF THE SE COR, LOT 32, BLOCK B, SIENA LAKES 2ND. ELEVATION = 1329.88 NAVD88

- CURVE #1**  
Δ=143°45'(CP)  
R=174.42'(P)  
L=44.64'(P)  
CH BRG.=S65°46'12"E(CP,M)  
CH BRG.=N79°59'24"W(CD)
- CURVE #2**  
Δ=342°305'(CP)  
R=182.00'(P)  
L=108.21'(OM)  
L=109.22'(P)  
CH L=107.59'(CP)  
CH L=107.58'(M)  
CH BRG.=N53°47'50"E(CP)  
CH BRG.=N53°47'41"E(M)
- CURVE #3**  
Δ=223°51'(CD)  
R=118.00'(P)  
R=118.05'(M)  
L=46.54'(CD)  
L=46.29'(OM)  
CH L=45.99'(M)  
CH BRG.=N79°55'28"W(CD)  
CH BRG.=N79°59'24"W(M)

**Baughman Company, P.A.**  
315 E. 15th St., Wichita, KS 67211 | P. 316.262.7271 | F. 316.262.0149  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE  
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