SIENA LAKES 2ND
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS

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 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 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"), 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.

LS-971

Michael G. Conrey -7-2018, 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 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. The streets are hereby dedicated to and for the use of the public. 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 and shall become effective if the City of Wichita determines a need for such dedication. 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

_______________, Manager
Jay W. Russell, President of
J. Russell Development and
Management, Inc.

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 7th day of August, 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.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-21

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-21

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 26th day of July, 2018.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_______________, Chairman
Joseph A. Johnson

Dale Miller, Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 4th day of September, 2018.

Jeff Longwell, Mayor, City of Wichita
Jeff Longwell

Karen Sublett, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this 14th day of August, 2018.

PS-1246

____
Tricia L. Robello, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this 17th day of September 2018.

_______________, County Clerk
Kelly B. Arnold

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 13th day of September, 2018 at [illegible] o'clock P.M.; and is duly recorded.

Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 28798646
Receipt #: 2080576 Recording Fee: $32.00
Pages Recorded: 1
Cashier: vlelva Authorized By: Tonya Buckingham
Date Recorded: 09/13/2018 02:53:05 PM

Tonya Buckingham, Register of Deeds
Tonya Buckingham

Judy J. Paget, Deputy
Judy J. Paget

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.

Southwest National Bank

Scott Longenecker, SVP
SCOTT LONGENECKER (Title)

State of Kansas)
Sedgwick County) SS

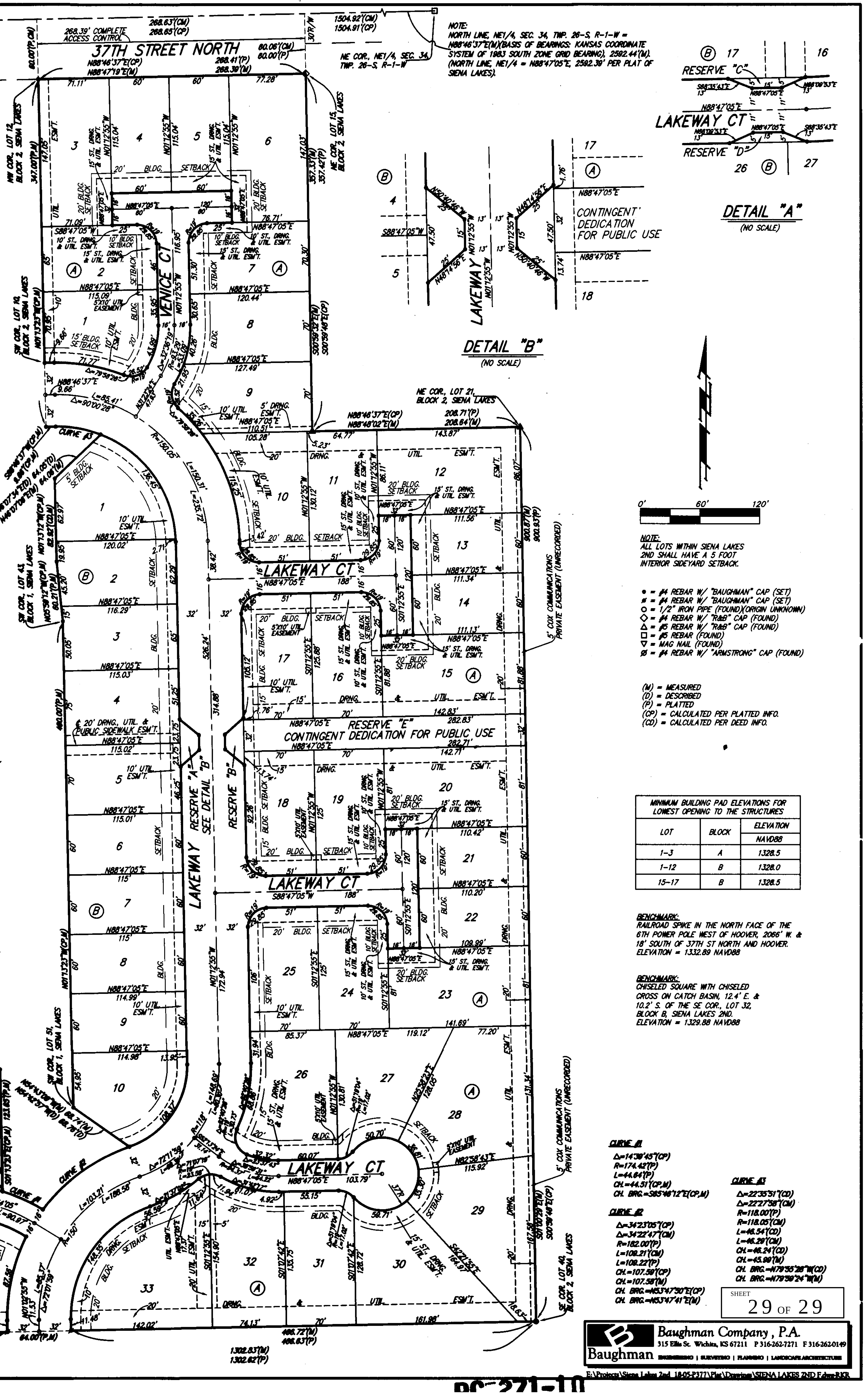
The foregoing instrument acknowledged before me, this 9th day of August, 2018, by SCOTT LONGENECKER, S.V.P. (Title) of Southwest National Bank, on behalf of the bank.

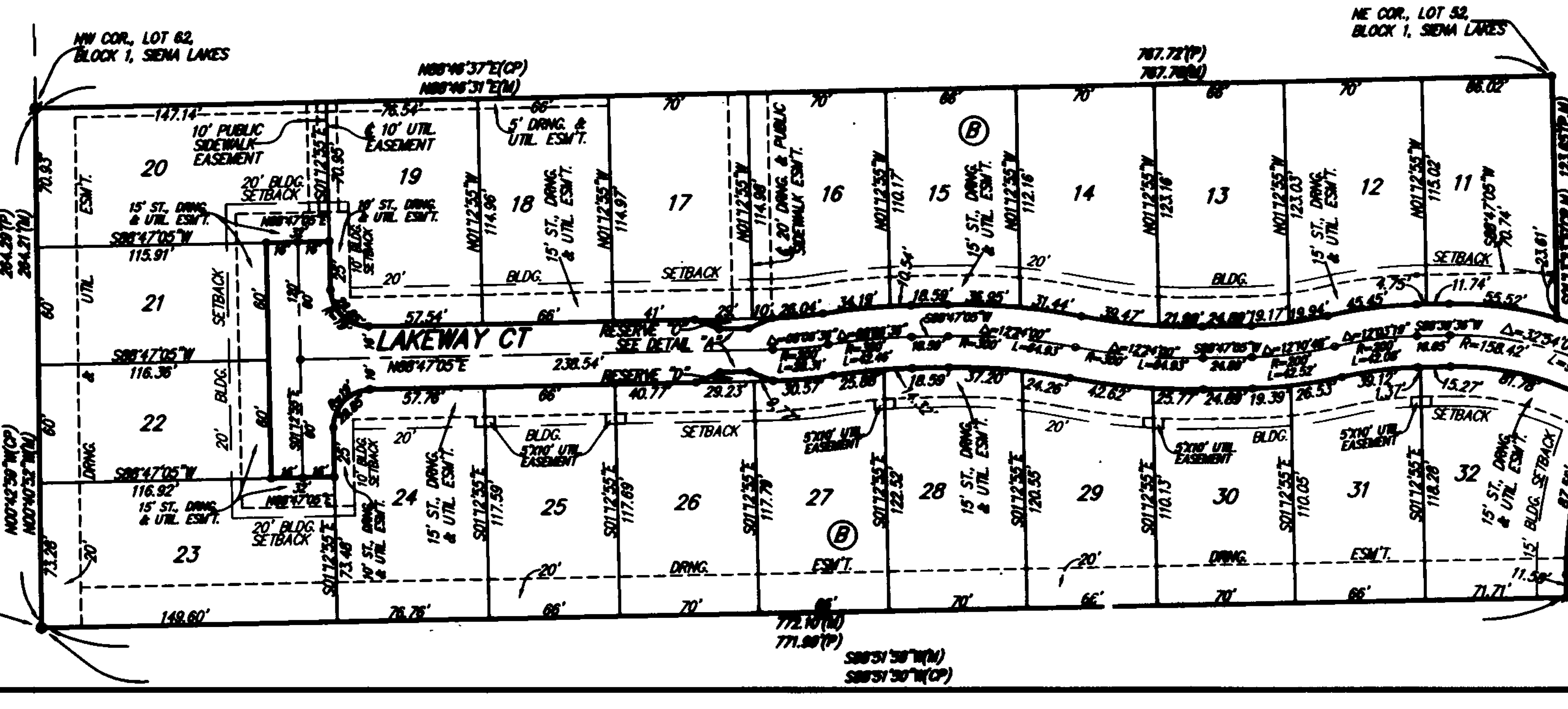
JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-21

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-21

NOTE:
A drainage plan has been developed for the plat and that all drainage easements, rights-of-way, and 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 in accordance with the Stormwater Manual.


37TH STREET NORTH
NW COR., NE1/4, SEC. 34, TWP. 26-S, R-1-W
NE COR., NE1/4, SEC. 34, TWP. 26-S, R-1-W
268.39' COMPLETE ACCESS CONTROL
VENICE CT
LAKEWAY
LAKEWAY CT
RESERVE "A" SEE DETAIL "B"
RESERVE "B"
RESERVE "E" CONTINGENT DEDICATION FOR PUBLIC USE
5' COX COMMUNICATIONS PRIVATE EASEMENT (UNRECORDED)
NE COR., LOT 21, BLOCK 2, SIENA LAKES
SE COR., LOT 40, BLOCK 2, SIENA LAKES
DETAIL "A" (NO SCALE)
RESERVE "C"
RESERVE "D"
DETAIL "B" (NO SCALE)
CONTINGENT DEDICATION FOR PUBLIC USE
0' 60' 120'


LAKEWAY CT
NW COR., LOT 62, BLOCK 1, SIENA LAKES
NE COR., LOT 52, BLOCK 1, SIENA LAKES
SW COR., LOT 65, BLOCK 1, SIENA LAKES
RESERVE "C" SEE DETAIL "A"
RESERVE "D"
CURVE #1
CURVE #2

NOTE:
NORTH LINE, NE1/4, SEC. 34, TWP. 26-S, R-1-W = N88°46'37"E(M)(BASIS OF BEARINGS: KANSAS COORDINATE SYSTEM OF 1983 SOUTH ZONE GRID BEARING), 2592.44'(M). (NORTH LINE, NE1/4 = N88°47'05"E, 2592.39' PER PLAT OF SIENA LAKES).

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/ "R&B" CAP (FOUND)
- △ = #5 REBAR W/ "R&B" CAP (FOUND)
- □ = #5 REBAR (FOUND)
- ▽ = MAG NAIL (FOUND)
- Ø = #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
		NAVD88
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, 2066' 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=14°39'45"(CP)
R=174.42'(P)
L=44.64'(P)
CH.=44.51'(CP,M)
CH. BRG.=S85°46'12"E(CP,M)

CURVE #2
Δ=34°23'05"(CP)
Δ=34°22'47"(CM)
R=182.00'(P)
L=109.21'(CM)
L=109.22'(P)
CH.=107.59'(CP)
CH.=107.58'(M)
CH. BRG.=N53°47'50"E(CP)
CH. BRG.=N53°47'41"E(M)

CURVE #3
Δ=22°35'51"(CD)
Δ=22°27'58"(CM)
R=118.00'(P)
R=118.05'(CM)
L=46.54'(CD)
L=46.29'(CM)
CH.=46.24'(CD)
CH.=45.99'(M)
CH. BRG.=N79°35'28"W(CD)
CH. BRG.=N79°39'24"W(M)

SHEET 29 OF 29

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 F.dwg-RKR