BLUE LAKE ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

N89°52'12"E(BASIS OF BEARINGS)

NW COR. NW1/4, SEC. 11, TWP. 28-S, R-1-W

N89°52'12"E(P) N89°52'00"E(M) 1665.00'(P,C-O) 1664.94'(M)

NW COR. LOT 1, BLOCK 1, BIG LAKE ADDITION

50'X50' KG&E INDENTURE OF CONVEYANCE (MISC. BK. 581, PG. 452)

N00°28'10"E(M) N00°27'30"E(C-O) 258.02'(MEASURED R/W MON. TO R/W MON.) 258.00'(D)

CURVE NOT TANGENT(M)

R/W MONUMENT (FOUND) ON PROP. LINE

WICHITA-VALLEY CENTER FLOODWAY (D.C.C. NO. A-30410)

CH. BRG.=N00°10'57"W(M2) CH.=488.55'(D) CH.=488.15'(M)

0 100 200

16.5' KG&E R/W ESM'T. (MISC. BK. 559, PG. 278)

R/W MONUMENT (FOUND) 0.19' E. OF PROP. LINE

CH. BRG.=N00°10'57"W(M2) CH.=488.47'(D) CH.=488.57'(M)

CH. BRG.=N00°39'12"W(M2) CH.=488.27'(D) CH.=488.42'(M)

- ● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ◇ = #5 REBAR (FOUND)
- ▲ = TOOL SPIKE (FOUND)
- ○ = #4 REBAR W/ "SAWOY" CAP (FOUND)
- □ = CONC. FLOOD CONTROL R/W MONUMENT (FOUND)
- ⊠ = 1" IRON (FOUND)
- △ = 1/2" IRON IN THIMBLE (FOUND)
- △ = "X" NOTCH (SET)
- ▽ = 1/2" IRON (FOUND)
- ◘ = 1" IRON IN THIMBLE (FOUND)
- ✖ = STONE (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C) = CALCULATED
(C-D) = CALCULATED PER DESCRIBED INFO.
(C-P) = CALCULATED PER PLATTED INFO.
(D1) = DESCRIBED CHORD DISTANCE BETWEEN R/W MONUMENTS
(M1) = MEASURED CHORD DISTANCE BETWEEN R/W MONUMENTS

50'X50' KG&E INDENTURE OF CONVEYANCE (MISC. BK. 559, PG. 279)

1081.39'±X16.5' KG&E INDENTURE OF CONVEYANCE (MISC. BK. 581, PG. 452)

R/W MONUMENT (FOUND) 0.42' E. OF PROP. LINE

L=64.10'

18.5' KG&E R/W ESM'T. (MISC. BK. 559, PG. 278)

R/W MONUMENT (FOUND) 0.45' E. OF PROP. LINE

BENCHMARK:
Hoover and MacArthur (39th St. South)
COW Bench Mark. NE corner of intersection.
41.50 ft North of center line.
69.00 ft East of center line.
20.00 ft East of guy pole.
79.80 ft NE of Section corner iron.
City 121.22 ft
MSL 1308.62 ft

Big Ditch and MacArthur
COW Bench Mark. West bound lane, east end of bridge.
East of Hoover.
City 116.52 ft
MSL 1303.92 ft

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
2-53	D	98.5
55-90	D	98.5
96-98	D	98.5

NOTE:
A master grading plan for drainage has been developed for this subdivision and is on file with the City of Wichita, Kansas. All drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage system be allowed.

Sedgwick County
Register of Deeds - Bill Meek
DOC #/FLM-PG: 20811551

N89°52'12"E(P) 2640.88'(P) 2640.99'(M)

N89°52'12"E(P) 135.83'(C-P) N89°50'14"E(M) 135.81'(M)

N. LINE, NE1/4, SEC. 11, TWP. 28-S, R-1-W N89°52'08"E(C-P,M)

N1/4 COR. SEC. 11, TWP. 28-S, R-1-W

(OLD R/W MEASURED FROM N. LINE, NE1/4 TO FOUND P.C. BIG LAKE ADD.) N89°52'08"E(P) 537.59'(C-P) N89°52'08"E(C) 537.62'(C)

(NEW R/W) N89°52'08"E(C-P,M) 349.50'(M)

(NEW R/W) Δ=34°38'18"(C) R=308.85'(C) L=187.14'(C)

(OLD R/W) CURVE NOT TANGENT

(OLD R/W) Δ=34°38'38"(P) Δ=34°37'05"(C) R=320.96'(P) L=193.88'(P) L=193.93'(C) CH.=190.95'(C-P) CH.=190.99'(M) CH. BRG.=S72°49'34"E(C-P) CH. BRG.=S72°49'19"E(M)

(NEW R/W) CURVE TANGENT (OLD R/W) CURVE NOT TANGENT S55°31'16"E(P) 120.53'(P) S55°31'34"E(M) 120.51'(M)

CURVE NOT TANGENT

Δ=40°53'21"(P) Δ=40°53'11"(C) R=268.37'(P) L=191.63'(P) L=191.51'(C) CH.=187.41'(C-P) CH.=187.47'(M) CH. BRG.=S35°05'28"E(C-P) CH. BRG.=S35°07'08"E(M)

CURVE NOT TANGENT

S14°37'27"E(M) 114.98'(M) S14°38'55"E(P) 114.50'(P)

CURVE NOT TANGENT

Δ=30°58'59"(P,C) R=2120.04'(P) L=1146.41'(C) L=1148.12'(C) CH.=1132.49'(C-P) CH.=1152.50'(M) CH. BRG.=S30°08'24"E(C-P) CH. BRG.=S30°08'39"E(M)

INTERSTATE 235

BOLIN DRIVE

S89°17'36"W 34.33'

32' SURFACE WATER DRAINAGE EASEMENT (MISC. BK. 689, PG. 241)

RES. "B"

SABIN

SABIN CT.

RESERVE "A"

RES. "C"

BLUELAKE CT.

BLUELAKE CT.

BLUELAKE CT.

BLUELAKE CT.

BLUELAKE

W. 31ST ST. S.

W. 31ST ST. S.