BLUE LAKE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

CAB 5J-V

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

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

R/W MONUMENT (FOUND) 0.53' E. OF PROP. LINE

PROPERTY LINE (TOTAL CURVE) Δ=12°53'54"(C) R=23368.60'(C-D) L=5035.15'(C) CH=5024.32'(C) CH. BRG.=N05°59'27"W(C)

CH. BRG.=N03°08'53"W(M1) CH.=33.15'(M1) CH.=33.00'(D1)

R/W MONUMENT (FOUND) 0.02' W. OF PROP. LINE

SEE DETAIL "A"

L=158.93'

50'X50' KG&E INDENTURE OF CONVEYANCE (MISC. BK. 559, PG. 281)

R/W MONUMENT (FOUND) 0.02' E. OF PROP. LINE

KG&E R/W ESM'T. (MISC. BK. 307, PG. 551)

R/W MONUMENT (FOUND) 0.10' W. OF PROP. LINE

RES. "C"

RESERVE "A"

BLUELAKE CT.

CALVERT

SABIN CT.

SABIN

ANNA

RES. "B"

84' CONTINGENT STREET DEDICATION

S89°20'47"W(M) S89°20'19"W(C-P)

1525.45'(P,M)

NE COR., LOT 3, BLOCK 1, CROSS OPTICAL ADDITION

2646.39'(M) 2646.23'(C-P)

#5 REBAR (FOUND) 5.15' E. & 3.55' N. OF NW COR., LOT 3, BLK. 1, CROSS OPTICAL ADDITION

CENTER OF SEC. 11, TWP. 28-S, R-1-W (NW COR., LOT 1, BLK. 1, CROSS OPTICAL ADDITION)

#5 REBAR (FOUND) 0.30' E. OF PROP. LINE

CH. BRG.=N07°05'47"W(M) CH.=1.40'(M) R/W MON. (FOUND) TO #5 REBAR (FOUND)

R/W MONUMENT (FOUND) 0.34' E. OF PROP. LINE & 0.97' N. OF N. LINE, SW1/4

PROPERTY LINE R=23368.60'(C-D)

CH. BRG.=N03°08'53"W(M) CH.=33.15'(M) CH.=33.00'(D)

R/W MONUMENT (FOUND) 0.02' W. OF PROP. LINE

DETAIL "A"

(NO SCALE)

Sedgwick County
Register of Deeds - Bill Peck
DOC.#/FLM-PG: 26611551
Receipt #: 156541/4
Pages Recorded: 3
Recording Fee: $60.00
Cashier Initials: DR
Authorized By:

BENCHMARK

Hoover and MacArthur (39th St. South)
COW Bench Mark. NE corner of intersection.
41.60 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 118.52 ft
MSL 1303.92 ft

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
2-53	0	98.5
55-90	0	98.5
96-98	0	98.5

NOTE:
A master grading plan for drainage has been developed for this subdivision

- ● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ◇ = #5 REBAR (FOUND)
- # = 100# SPIKE (FOUND)
- ○ = #4 REBAR W/ "S.H.O.T." CAP (FOUND)
- □ = CONC. FLOOD CONTROL R/W MONUMENT (FOUND)
- ⊠ = 1" IRON (FOUND)
- △ = 1/2" IRON IN THIMBLE (FOUND)
- ∧ = "V" 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

0 100 0