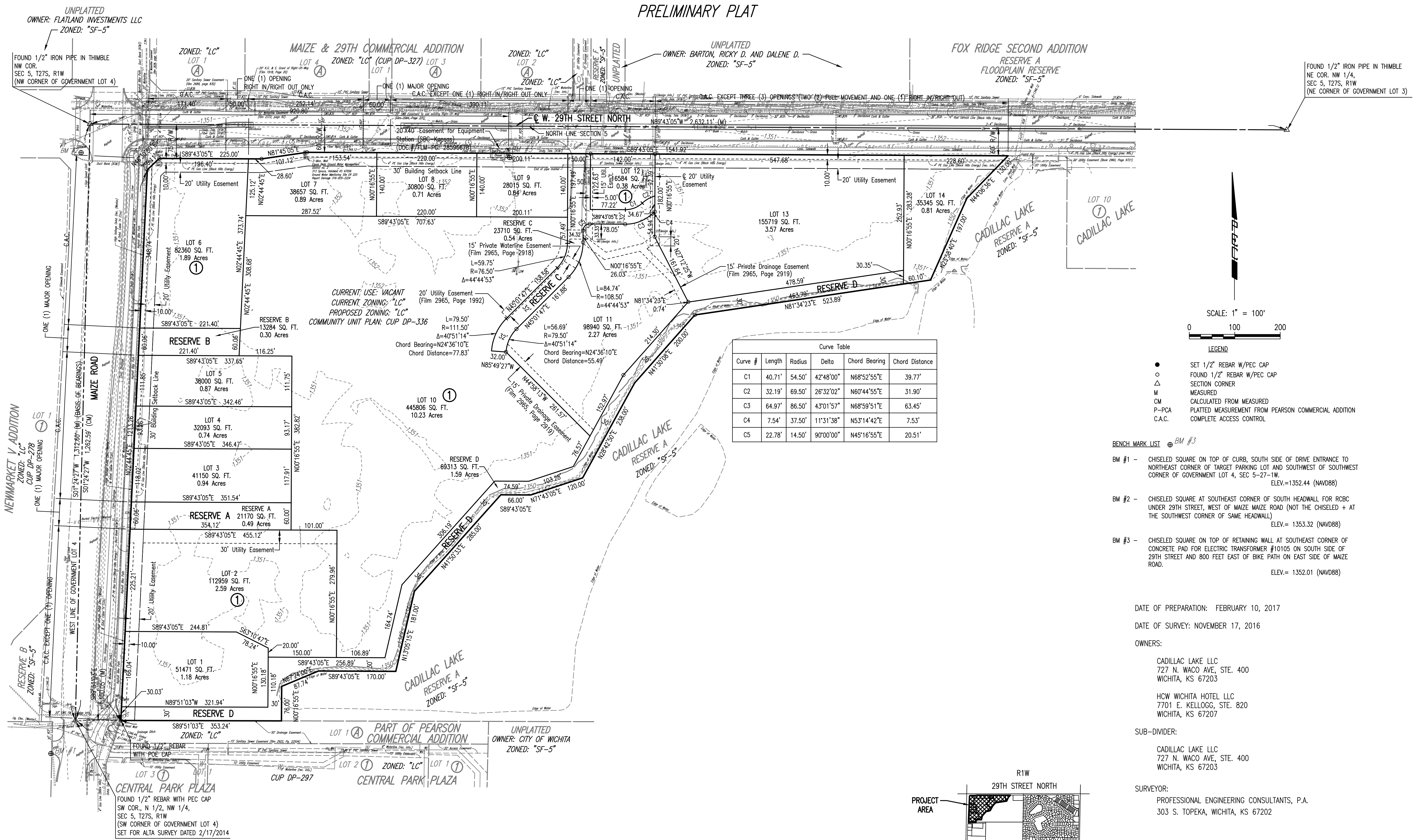


CADILLAC LAKE 2ND ADDITION

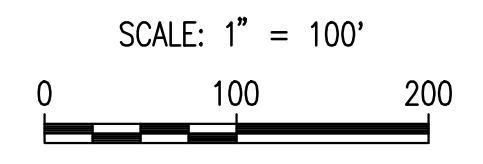
TO WICHITA, SEDGWICK COUNTY, KANSAS

PRELIMINARY PLAT



Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	40.71'	54.50'	42°48'00"	N68°52'55"E	39.77'
C2	32.19'	69.50'	26°32'02"	N60°44'55"E	31.90'
C3	64.97'	86.50'	43°01'57"	N68°59'51"E	63.45'
C4	7.54'	37.50'	11°31'38"	N53°14'42"E	7.53'
C5	22.78'	14.50'	90°00'00"	N45°16'55"E	20.51'



- LEGEND**
- SET 1/2" REBAR W/PEC CAP
 - FOUND 1/2" REBAR W/PEC CAP SECTION CORNER
 - M MEASURED
 - CM CALCULATED FROM MEASURED
 - P-PCA PLATTED MEASUREMENT FROM PEARSON COMMERCIAL ADDITION
 - C.A.C. COMPLETE ACCESS CONTROL

- BENCH MARK LIST** BM #3
- BM #1 - CHISELED SQUARE ON TOP OF CURB, SOUTH SIDE OF DRIVE ENTRANCE TO NORTHEAST CORNER OF TARGET PARKING LOT AND SOUTHWEST OF SOUTHWEST CORNER OF GOVERNMENT LOT 4, SEC. 5-27-1W. ELEV.=1352.44 (NAVD88)
 - BM #2 - CHISELED SQUARE AT SOUTHEAST CORNER OF SOUTH HEADWALL FOR RCBC UNDER 29TH STREET, WEST OF MAIZE ROAD (NOT THE CHISELED + AT THE SOUTHWEST CORNER OF SAME HEADWALL). ELEV.= 1353.32 (NAVD88)
 - BM #3 - CHISELED SQUARE ON TOP OF RETAINING WALL AT SOUTHEAST CORNER OF CONCRETE PAD FOR ELECTRIC TRANSFORMER #10105 ON SOUTH SIDE OF 29TH STREET AND 800 FEET EAST OF BIKE PATH ON EAST SIDE OF MAIZE ROAD. ELEV.= 1352.01 (NAVD88)

DATE OF PREPARATION: FEBRUARY 10, 2017

DATE OF SURVEY: NOVEMBER 17, 2016

OWNERS:

CADILLAC LAKE LLC
727 N. WACO AVE, STE. 400
WICHITA, KS 67203

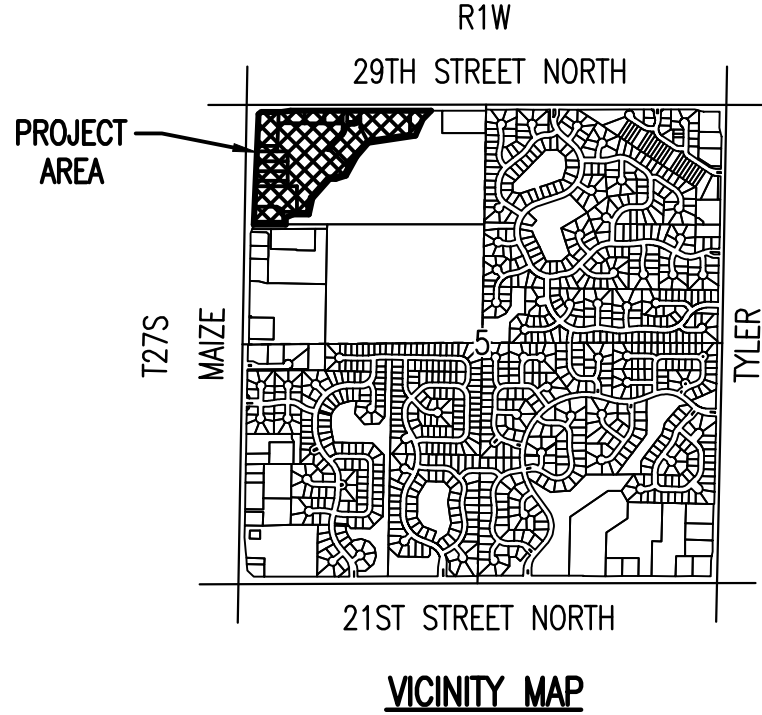
HCW WICHITA HOTEL LLC
7701 E. KELLOGG, STE. 820
WICHITA, KS 67207

SUB-DIVIDER:

CADILLAC LAKE LLC
727 N. WACO AVE, STE. 400
WICHITA, KS 67203

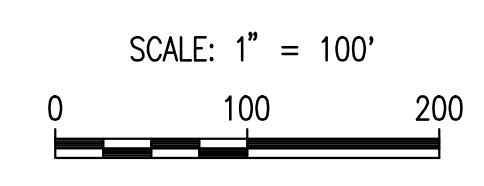
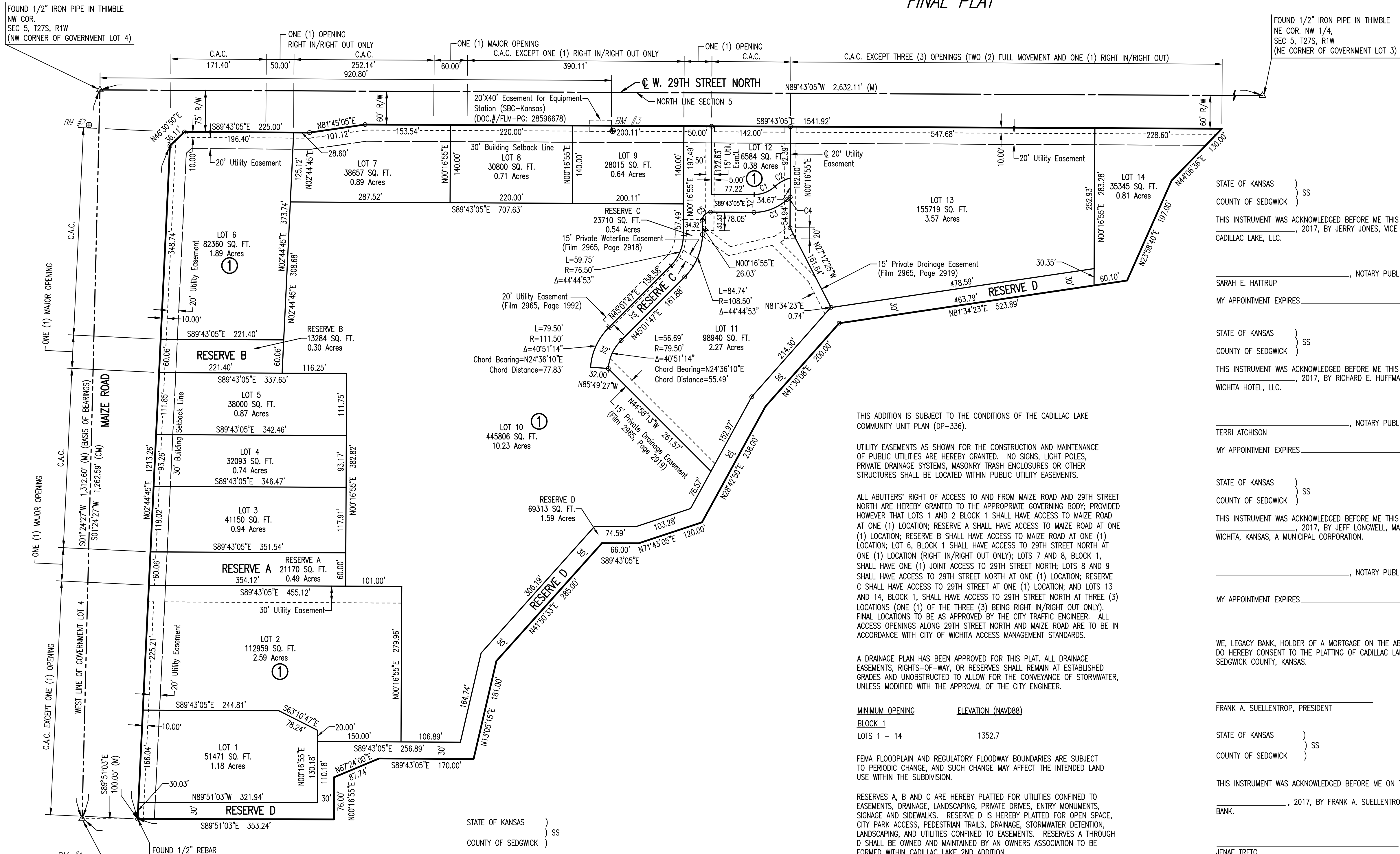
SURVEYOR:

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
303 S. TOPEKA, WICHITA, KS 67202



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CADILLAC LAKE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS FINAL PLAT



- LEGEND**
- SET 1/2" REBAR W/PEC CAP
 - FOUND 1/2" REBAR W/PEC CAP
 - △ SECTION CORNER
 - M MEASURED
 - CM CALCULATED FROM MEASURED
 - P-PCA PLATTED MEASUREMENT FROM PEARSON COMMERCIAL ADDITION
 - C.A.C. COMPLETE ACCESS CONTROL

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY JERRY JONES, VICE PRESIDENT OF CADILLAC LAKE, LLC.

_____, NOTARY PUBLIC
 SARAH E. HATRUP
 MY APPOINTMENT EXPIRES _____

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY RICHARD E. HUFFMAN, MANAGER OF HOW WICHITA HOTEL, LLC.

_____, NOTARY PUBLIC
 TERRI ATCHISON
 MY APPOINTMENT EXPIRES _____

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY JEFF LONGWELL, MAYOR OF THE CITY OF WICHITA, KANSAS, A MUNICIPAL CORPORATION.

_____, NOTARY PUBLIC
 MY APPOINTMENT EXPIRES _____

WE, LEGACY BANK, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF CADILLAC LAKE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

FRANK A. SUELLENTROP, PRESIDENT
 STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2017, BY FRANK A. SUELLENTROP, PRESIDENT OF LEGACY BANK.

_____, NOTARY PUBLIC
 JENAE TRETTO
 MY APPOINTMENT EXPIRES: _____

WE, ROSE HILL BANK, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF CADILLAC LAKE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

CUY MAUCK, PRESIDENT AND CEO
 STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2017, BY CUY MAUCK, PRESIDENT AND CEO OF ROSE HILL BANK.

_____, NOTARY PUBLIC
 STEPHANIE E. ALMANZA
 MY APPOINTMENT EXPIRES: _____

- BENCH MARK LIST** BM #3
- BM #1 - CHISELED SQUARE ON TOP OF CURB, SOUTH SIDE OF DRIVE ENTRANCE TO NORTHEAST CORNER OF TARGET PARKING LOT AND SOUTHWEST CORNER OF GOVERNMENT LOT 4, SEC 5-27-1W. ELEV.=1352.44 (NAVD88)
 - BM #2 - CHISELED SQUARE AT SOUTHEAST CORNER OF SOUTH HEADWALL FOR RCBC UNDER 29TH STREET, WEST OF MAIZE MAIZE ROAD (NOT THE CHISELED + AT THE SOUTHWEST CORNER OF SAME HEADWALL). ELEV.= 1353.32 (NAVD88)
 - BM #3 - CHISELED SQUARE ON TOP OF RETAINING WALL AT SOUTHEAST CORNER OF CONCRETE PAD FOR ELECTRIC TRANSFORMER #10105 ON SOUTH SIDE OF 29TH STREET AND 800 FEET EAST OF BIKE PATH ON EAST SIDE OF MAIZE ROAD. ELEV.= 1352.01 (NAVD88)

THIS PLAT OF CADILLAC LAKE 2ND ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THE _____ DAY OF _____, 2017.

_____, CHAIRMAN
 DAVID W. FOSTER
 _____, SECRETARY
 DALE MILLER

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2017.

TRICIA L. ROBELLO, LS #1246
 DEPUTY COUNTY SURVEYOR
 SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2017.

_____, MAYOR
 JEFF LONGWELL
 _____, CITY CLERK
 KAREN SUBLETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2017.

_____, COUNTY CLERK
 KELLY ARNOLD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2017.

_____, REGISTER OF DEEDS
 TONYA BUCKINGHAM
 _____, DEPUTY
 JUDY J. PAGET

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE CADILLAC LAKE COMMUNITY UNIT PLAN (DP-336).

UTILITY EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM MAIZE ROAD AND 29TH STREET NORTH ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED HOWEVER THAT LOTS 1 AND 2 BLOCK 1 SHALL HAVE ACCESS TO MAIZE ROAD AT ONE (1) LOCATION; RESERVE A SHALL HAVE ACCESS TO MAIZE ROAD AT ONE (1) LOCATION; RESERVE B SHALL HAVE ACCESS TO MAIZE ROAD AT ONE (1) LOCATION; LOT 6, BLOCK 1 SHALL HAVE ACCESS TO 29TH STREET NORTH AT ONE (1) LOCATION (RIGHT IN/RIGHT OUT ONLY); LOTS 7 AND 8, BLOCK 1, SHALL HAVE ONE (1) JOINT ACCESS TO 29TH STREET NORTH; LOTS 8 AND 9 SHALL HAVE ACCESS TO 29TH STREET NORTH AT ONE (1) LOCATION; RESERVE C SHALL HAVE ACCESS TO 29TH STREET NORTH AT THREE (3) LOCATIONS (ONE (1) OF THE THREE (3) BEING RIGHT IN/RIGHT OUT ONLY). FINAL LOCATIONS TO BE AS APPROVED BY THE CITY TRAFFIC ENGINEER. ALL ACCESS OPENINGS ALONG 29TH STREET NORTH AND MAIZE ROAD ARE TO BE IN ACCORDANCE WITH CITY OF WICHITA ACCESS MANAGEMENT STANDARDS.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

MINIMUM OPENING	ELEVATION (NAVD88)
BLOCK 1 LOTS 1 - 14	1352.7

FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE, AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

RESERVES A, B AND C ARE HEREBY PLATTED FOR UTILITIES CONFINED TO EASEMENTS, DRAINAGE, LANDSCAPING, PRIVATE DRIVES, ENTRY MONUMENTS, SIGNAGE AND SIDEWALKS. RESERVE D IS HEREBY PLATTED FOR OPEN SPACE, CITY PARK ACCESS, PEDESTRIAN TRAILS, DRAINAGE, STORMWATER DETENTION, LANDSCAPING, AND UTILITIES CONFINED TO EASEMENTS. RESERVES A THROUGH D SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN CADILLAC LAKE 2ND ADDITION.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, AND RESERVES; THE SAME TO BE KNOWN AS CADILLAC LAKE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER: CADILLAC LAKE, LLC
 JERRY JONES, VICE PRESIDENT

OWNER: HOW WICHITA HOTEL, LLC
 RICHARD E. HUFFMAN, MANAGER

OWNER: CITY OF WICHITA, KANSAS, A MUNICIPAL CORPORATION
 JEFF LONGWELL, MAYOR

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY ON THIS _____ DAY OF _____, 2017, THAT WE HAVE SURVEYED AND PLATTED CADILLAC LAKE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND RESERVES, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:
 LOTS 1 THROUGH 9, BLOCK 1, CADILLAC LAKE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL PUBLIC EASEMENTS LYING WITHIN ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED; EXCEPT THE 20' UTILITY EASEMENT ON FILM 2965, PAGE 1992, AS SHOWN.

ERNEST CANTU JR., P.S. NO. 1407
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
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