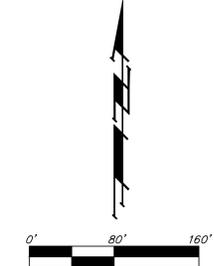
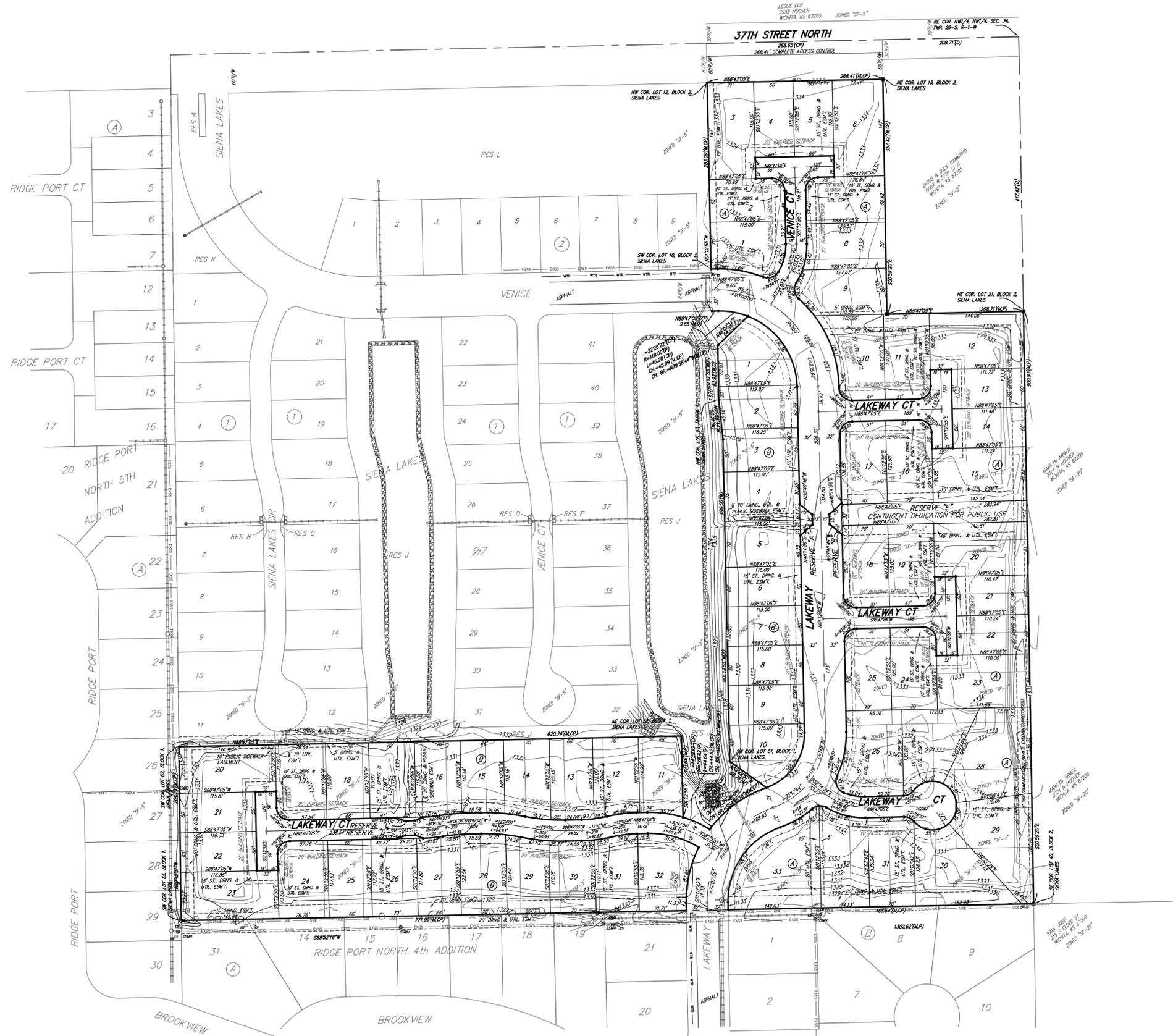


PRELIMINARY PLAT
SIENA LAKES 2ND
 AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



DATE OF PREPARATION: 2 JULY 2018
 DATE OF TOPOGRAPHY: 25 JUNE 2018
 CONTOUR INTERVALS = 1 FOOT

OWNER/DEVELOPER:
 SIENA LAKES #2, LLC
 PO BOX 73357
 WICHITA, KS 67275

LEGAL DESCRIPTION:
 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, 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 1, 2, 3, 4, 5, and 6, 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 "1" in said Siena Lakes described as follows: Beginning of a deflection corner in the northeast line of said Reserve "1", 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 "1", and along the north line of Lot 43 in said Block 1, 112.00 feet to a deflection corner in the east line of said Reserve "1", said deflection corner also being the northeast corner of Lot 42 in said Block 1, thence N07°12'55"W along the northerly prolongation of the west line of Lot 42 in said Block 1, 22.92 feet, thence N40°07'34"E, 64.05 feet to a point on the northeast line of said Reserve "1", said northeast line being a non-tangent curve to the right, thence southeasterly and southerly along said curve, through a central angle of 48°18'26" and having a radius of 116.00 feet, an arc distance of 95.37 feet, (having a chord length of 82.79 feet bearing S45°33'20"E), to the point of beginning, and TOGETHER with that part of said Reserve "1" described as follows: Beginning at a deflection corner in the southeast line of said Reserve "1", said deflection corner also being the southeast corner of Lot 51 in said Block 1, thence S01°12'55"W along the southeasterly prolongation of the southeast line of said Reserve "1", 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 55.63 feet, (having a chord length of 64.07 feet bearing S67°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, 68.78 feet to deflection corner in the east line of said Reserve "1", said deflection corner also being the southeast corner of Lot 51 in said Block 1, thence N88°47'05"E along a segment of the east line of said Reserve "1", and along the south line of Lot 51 in said Block 1, 104.80 feet to the point of beginning.

BENCHMARK:
 PATROLING STAKE IN THE NORTH FACE OF THE 6TH POWER POLE WEST OF HOOPER, 206' N. & 18' SOUTH OF 37TH ST NORTH AND HOOPER.
 ELEVATION = 1328.80 MARS.

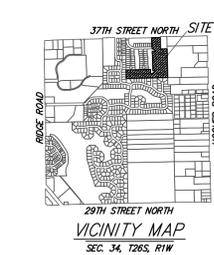
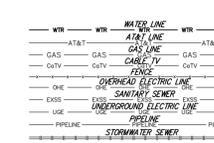
• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 ■ = #5 REBAR W/ "TRUGGLES & BOHN" CAP (FOUND)
 ○ = 1/2" IRON (FOUND)

(M) = MEASURED
 (D) = DECORATED
 (P) = PLATTED
 (C) = CALCULATED

OB = Catch Basin
 CP = Cable TV Pedestal
 DS = Drop Sidel
 EB = Electric Box
 FH = Fire Hydrant
 GA = Guy Anchor
 ICM = Irrigation Control Valve - Valve Box
 PS = Power Pole
 SSM = Sanitary Sewer Manhole
 ATT Ped = ATT Pedestal
 SSM = Stormwater Sewer Manhole
 T = Tree
 CA = Cased Well
 MW = Meter Well
 TRM = Transformer

NOTE:
 ALL LOTS WITHIN SIENA LAKES 2ND SHALL HAVE A 3 FOOT INTERIOR SIDEYARD SETBACK.

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, BENCHES, DRAINAGE, DRAINAGE STRUCTURES, AND UTILITIES AS CONFINED TO EASEMENTS. RESERVE "E" IS CONTINGENT DEDICATION FOR PUBLIC USE SHALL BECOME EFFECTIVE IF THE CITY OF WICHITA DETERMINES A NEED FOR SUCH DEDICATION.



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

State of Kansas) SS We, *Baughman Company, P.A., Surveyors in Sedgwick County* 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.

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, for drainage purposes, sidewalks, and for the construction and maintenance of all public utilities. 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. 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 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 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 "F" is a contingent dedication for public use 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.

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
 _____, Secretary

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

_____, Mayor, City of Wichita
 _____, City Clerk

Siena Lakes #2, LLC,
 _____ Manager
 Jay W. Russell, President of J. Russell Development and Management, Inc., Manager of Siena Lakes #2, LLC

State of Kansas) SS 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, on behalf of the limited liability company.

_____, Notary Public

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

_____, Deputy County Surveyor
 Sedgwick County, Kansas

Entered on transfer record this _____ day of _____, 2018.

_____, County Clerk

State of Kansas) SS 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
 _____, Deputy

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.

_____, Surveyor
 Michael G. Conroy

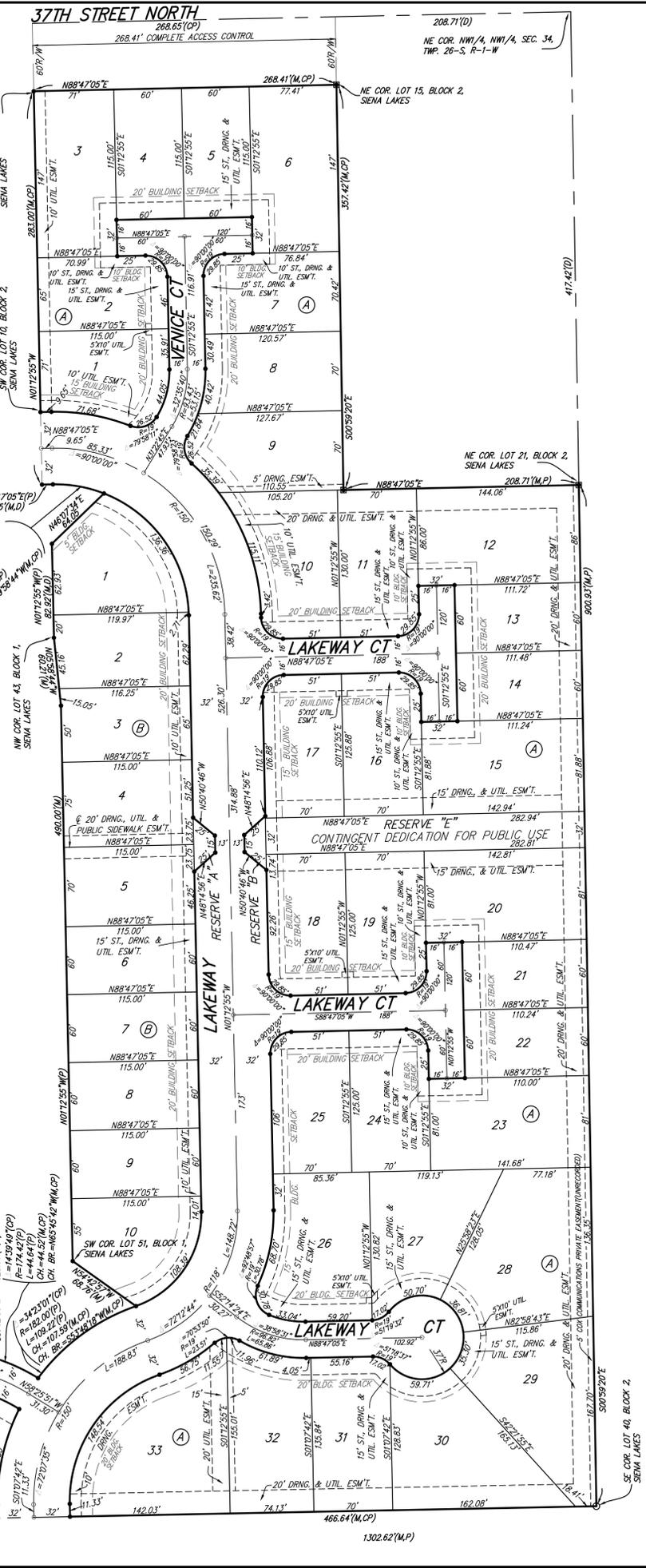
We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "SIENA LAKES 2ND", an Addition to Wichita, Sedgwick County, Kansas.

_____, Notary Public

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

_____, Notary Public

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.



208.71(10)
 NE COR. NW 1/4, NW 1/4, SEC. 34, TWP. 26-S, R-1-W

NE COR. LOT 15, BLOCK 2, SIENA LAKES

NE COR. LOT 21, BLOCK 2, SIENA LAKES

NE COR. LOT 52, BLOCK 1, SIENA LAKES

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SW COR. LOT 43, BLOCK 1, SIENA LAKES

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