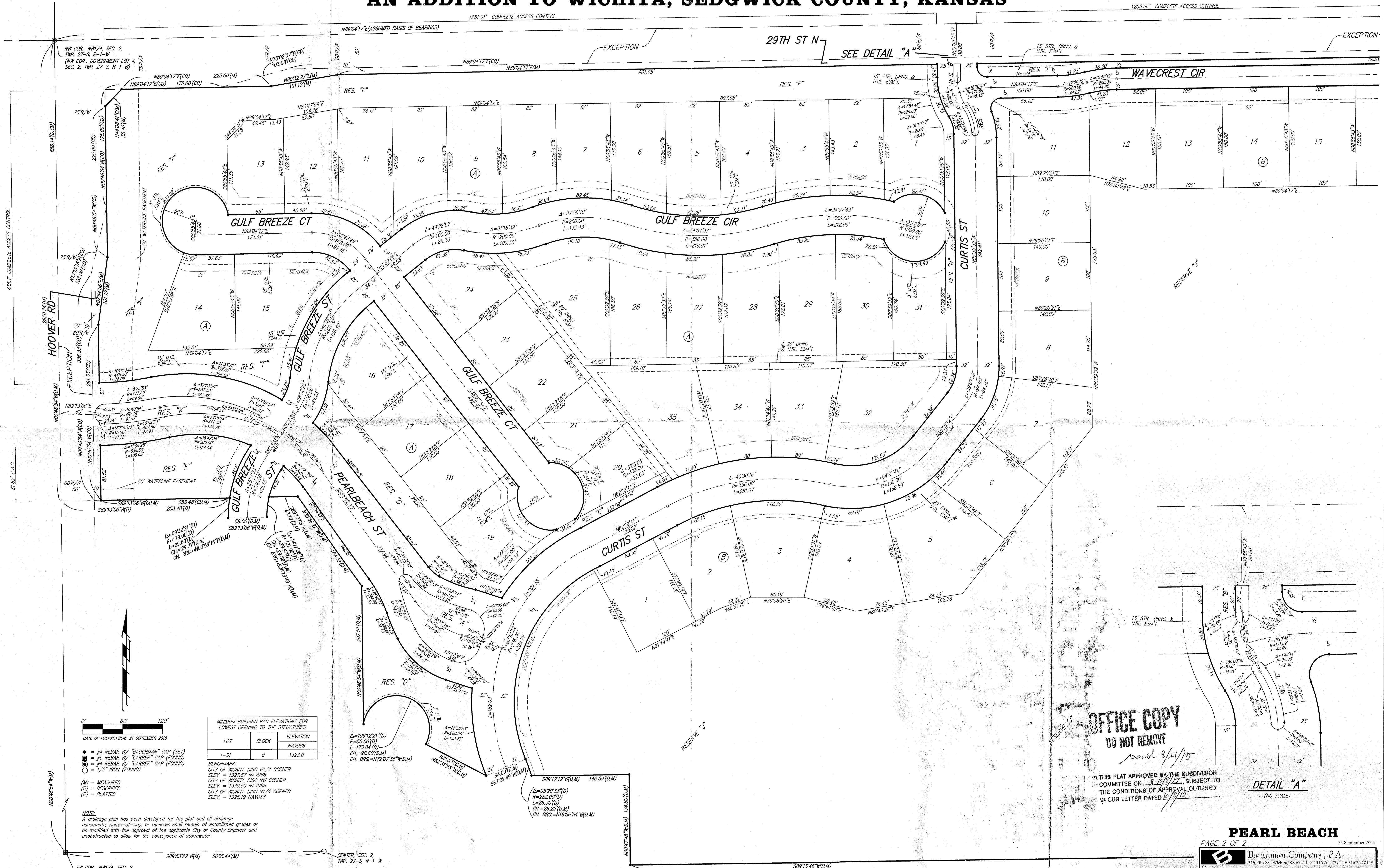


PEARL BEACH

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



OFFICE COPY
DO NOT REMOVE
9/21/15

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/21/15, SUBJECT TO
THE CONDITIONS OF APPROVAL OUTLINED
IN OUR LETTER DATED 12/8/13

PEARL BEACH

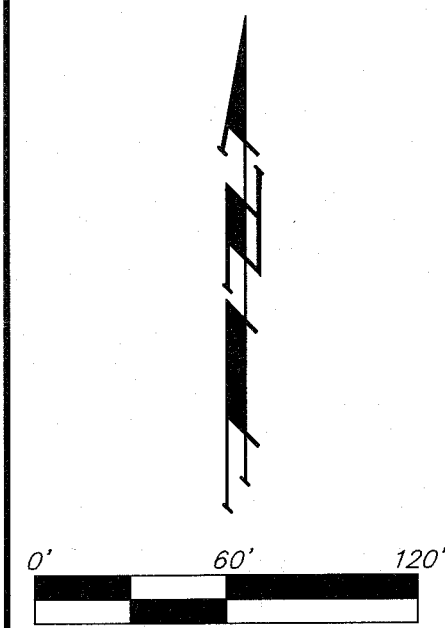
PAGE 2 OF 2 21 September 2015

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

(E:\Projects\Pearl Beach_12021960\Plat\Drawings\Pearl Beach_Fdwg_2.RVT)

PEARL BEACH

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



DATE OF PREPARATION: 21 SEPTEMBER 2015

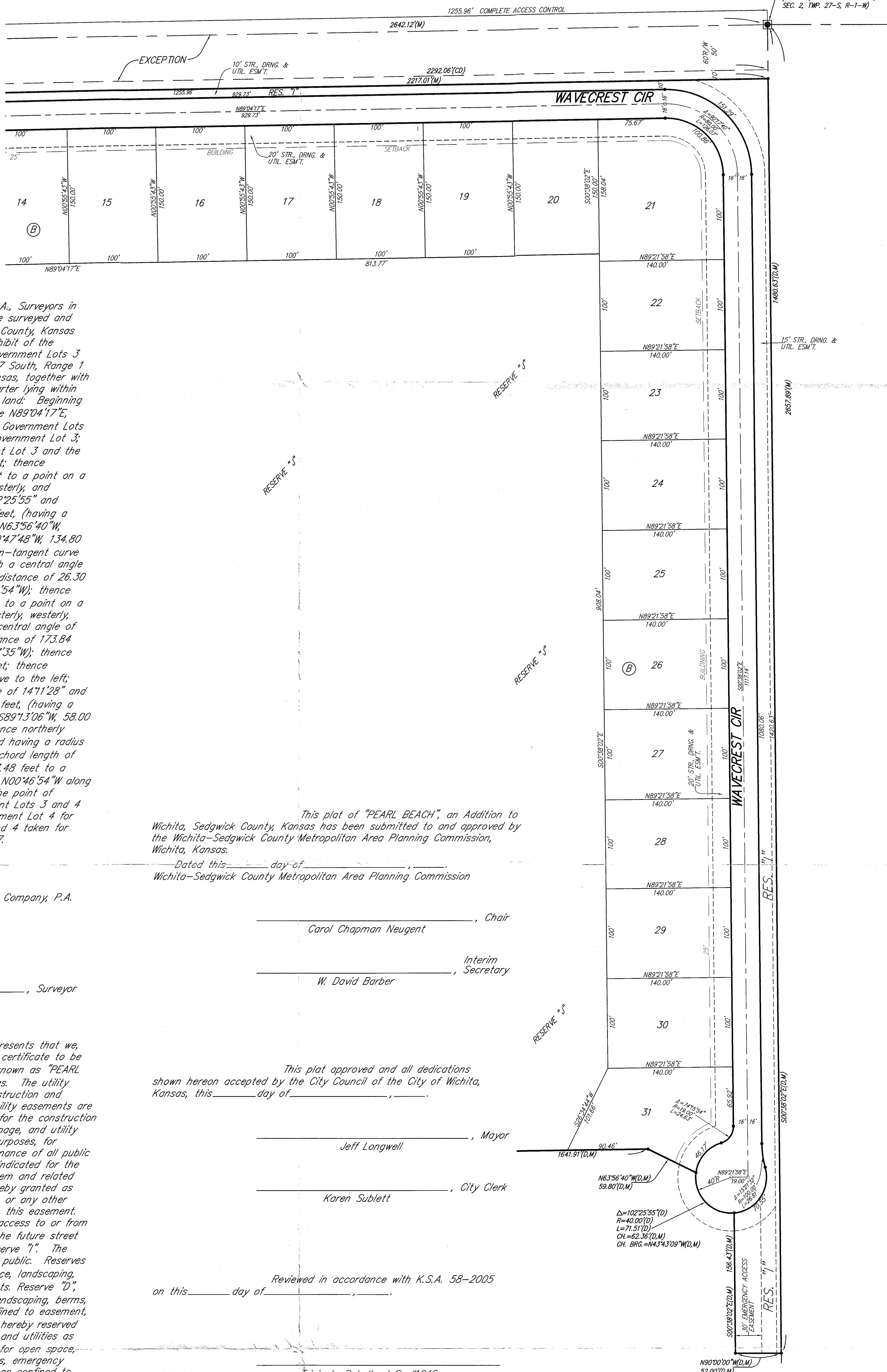
• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
• = #5 REBAR W/ "GARBBER" CAP (FOUND)
• = #4 REBAR W/ "GARBBER" CAP (FOUND)
• = 1/2" IRON (FOUND)

(W) = MEASURED
(D) = DESCRIBED
(P) = PLATTED

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1-31	B	1323.0

BENCHMARK:
CITY OF WICHITA DISC W1/4 CORNER
ELEV. = 1327.57 NAVD88
CITY OF WICHITA DISC NW CORNER
ELEV. = 1330.50 NAVD88
CITY OF WICHITA DISC N1/4 CORNER
ELEV. = 1325.19 NAVD88

NOTE:
A drainage plan has been developed for the plot and all drainage easements, rights-of-way, or 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.



This plat of "PEARL BEACH", 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 _____, _____
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Carol Chapman Neugent

_____, Interim Secretary
W. David Barber

_____, 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 "PEARL BEACH", 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, and for the construction and maintenance of all public utilities. The waterline easement is hereby granted as indicated for the construction and maintenance of a public waterline system and related appurtenances. The emergency access easement is hereby granted as indicated for emergency access purposes and no fences or any other obstructions shall be constructed or placed on or within this easement. The emergency access easement shall allow emergency access to or from Wavecrest Cir. over and across Reserve "J" to or from the future street right-of-way that shall abut the south line of said Reserve "J". The streets are hereby dedicated to and for the use of the public. Reserves "A", "B", "C", and "K" are hereby reserved for open space, landscaping, drainage purposes, entry monuments, utilities, and streets. Reserve "D", "E", "F", and "G" are hereby reserved for open space, landscaping, berms, drainage purposes, entry monuments, waterlines as confined to easement, and utilities as confined to easements. Reserve "H" is hereby reserved for open space, landscaping, berms, drainage purposes, and utilities as confined to easements. Reserve "I" is hereby reserved for open space, landscaping, berms, drainage purposes, entry monuments, emergency access purposes as confined to easement, and utilities as confined to easement. Reserve "J" is hereby reserved for open space, landscaping, berms, lakes, swimming pools and related facilities, parking, recreational water activities and related appurtenances, boat docks and ramps, playgrounds, drainage purposes, sidewalks, hike and bike trails, recreational areas, gazebos, and utilities as confined to easements. Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", and "K" shall be owned and maintained by the homeowners association for the addition. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. All abutters rights of access shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas.

Russell Hangar, LLC, a Kansas limited liability company

_____, Manager
Jay W. Russell

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this _____ day of _____, by Jay W. Russell, Manager of Russell Hangar, LLC, a Kansas limited liability company, on behalf of the limited liability company.

My App't. Exp. _____

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, at _____ o'clock _____ M., and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

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

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

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

_____, County Clerk
Kelly B. Arnold

NW COR., NW1/4, SEC. 2,
TWP. 27-S, R-1-W
(NW COR., GOVERNMENT LOT 4,
SEC. 2, TWP. 27-S, R-1-W)

SUB2015-00027
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9/21/15

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/18/15, SUBJECT TO
THE CONDITIONS OF APPROVAL OUTLINED
IN OUR LETTER DATED 9/18/15

SW COR., NW1/4, SEC. 2,
TWP. 27-S, R-1-W