

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and Sedgwick County) state do hereby certify that we have surveyed and platted "BLUE LAKE 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of all of Lots 34, 35, 36, 37, and 38, Block A, TOGETHER with all of Lot 37, Block B, TOGETHER with all of Lots 1, 2, 10, 11, and 12, Block C, TOGETHER with all of Lots 87, 88, 89, 90, 91, 92, and 93, Block D, all as platted in Blue Lake Addition, Wichita, Sedgwick County, Kansas, TOGETHER with that part of Reserve "A" as platted in said Blue Lake Addition lying between Lots 88 and 89 in said Block D and lying south of and abutting the following described line: Beginning at the northwest corner of said Lot 88; thence N65°23'25"W, a distance of 20.00 feet to the northeast corner of said Lot 89, and for a point of termination, TOGETHER with that part of Reserve "B" as platted in said Blue Lake Addition described as follows: Beginning at the northwest corner of said Reserve "B"; thence S65°23'25"E coincident with the northeast line of said Reserve "B", a distance of 43.85 feet; thence S24°36'35"W, a distance of 95.43 feet to the intersection with the west line of said Reserve "B"; thence N00°04'11"W coincident with the west line of said Reserve "B"; a distance of 105.03 feet to the point of beginning, TOGETHER with that part of Calvert as dedicated in said Blue Lake Addition lying east of and abutting the east right-of-way line of Blue Lake as dedicated in said Blue Lake Addition and lying west of and abutting the following described line: Beginning at the most southerly corner common to Lots 86 and 87 in said Block D, said most southerly corner being a point on the northerly right-of-way line of said Calvert; thence S24°36'35"W coincident with the southwesterly prolongation of the lot line common to said Lots 86 and 87, a distance of 64.00 feet to a point on the southerly right-of-way line of said Calvert, and for a point of termination, TOGETHER with that part of Lots 32 and 33 in said Block A, that part of Lots 35 and 36 in said Block B, that part of Lots 3, 4, and 9, in said Block C, and that part of Anna, all as platted and dedicated in said Blue Lake Addition, lying generally north of and abutting the following described line: Commencing at the southwest corner of Reserve "B" as platted in said Blue Lake Addition, said southwest corner also being a point on the east line of Lot 36 in said Block B; thence S00°04'11"E, (platted basis of bearings), coincident with the east line of said Lot 36 and Lot 35 in said Block B, a distance of 129.04 feet for a point of beginning; thence S89°55'49"W, a distance of 45.89 feet; thence northeasterly, northerly, and northwesterly, coincident with a curve to the left, through a central angle of 72°48'29" and having a radius of 53.00 feet, an arc distance of 67.35 feet, (having a chord length of 62.91 feet bearing N03°29'06"E), to the intersection with the lot line common to said Lots 35 and 36; thence continuing northwesterly, westerly, and southwesterly into said Lot 36 and coincident with a curve to the left, through a central angle of 112°43'58" and having a radius of 53.00 feet, an arc distance of 104.28 feet, (having a chord length of 88.26 feet bearing N89°17'07"W); thence N89°35'46"W, a distance of 40.17 feet to the intersection with the west line of said Lot 36, said intersection being a distance of 1.56 feet north of the southwest corner of said Lot 36 as measured coincident with the west line of said Lot 36; thence continuing N89°35'46"W into said Anna, a distance of 64.82 feet to the intersection with the east line of Lot 9 in said Block C, said intersection being a distance of 22.18 feet south of the northeast corner of said Lot 9 as measured coincident with the east line of said Lot 9; thence continuing N89°35'46"W into said Lot 9, a distance of 123.84 feet to the intersection with the lot line common to said Lot 9 and Lot 4 in said Block C, said intersection being a distance of 4.04 feet south of the northwest corner of said Lot 9 as measured coincident with said common lot line; thence continuing N89°35'46"W into said Lot 4, a distance of 109.75 feet to the intersection with the lot line common to said Lot 4 and Lot 3 in said Block C, said intersection being a distance of 13.79 feet east of the southwest corner of said Lot 3 as measured coincident with the lot line common to said Lot 3 and 4; thence continuing N89°35'46"W into said Lot 3, a distance of 13.92 feet to the intersection with the west line of said Lot 3, said intersection being a distance of 1.89 feet north of the southwest corner of said Lot 3 as measured coincident with the west line of said Lot 3; thence continuing N89°35'46"W into Blue Lake as dedicated in said Blue Lake Addition, a distance of 64.58 feet to the intersection with the east line of Lot 32 in said Block A, said intersection being a distance of 11.84 feet south of the northeast corner of said Lot 32 as measured coincident with the east line of said Lot 32; thence continuing N89°35'46"W into said Lot 32, a distance of 93.21 feet to the intersection with the lot line common to said Lot 32 and Lot 33 in said Block A, said intersection being a distance of 28.08 feet east of the southwest corner of said Lot 33 as measured coincident with the lot line common to said Lots 32 and 33; thence continuing N89°35'46"W into said Lot 33, a distance of 28.37 feet to the intersection with the west line of said Lot 33, said intersection being a distance of 3.61 feet north of the southwest corner of said Lot 33 as measured coincident with the west line of said Lot 33, and for a point of termination, TOGETHER with that part of Blue Lake as dedicated in said Blue Lake Addition lying north of and abutting the following described line: Beginning at a point on the west line of Lot 3 in said Block C, said point being a distance of 1.89 feet north of the southwest corner of said Lot 3 as measured coincident with the west line of said Lot 3; thence N89°35'46"W into said Blue Lake, a distance of 64.58 feet to the intersection with the east line of Lot 32 in said Block A, said intersection being a distance of 11.84 feet south of the northeast corner of said Lot 32, and lying south of and abutting the following described line: Beginning at the northeast corner of Lot 38 in said Block A; thence N81°59'41"E, a distance of 64.44 feet to the northwest corner of Lot 93 in said Block D, and for a point of termination, and TOGETHER with that part of Reserve "C" as platted in said Blue Lake Addition lying north of and abutting the following described line: Beginning at a point on the west line of Lot 33 in said Block A, said point being a distance of 3.61 feet north of the southwest corner of said Lot 33 as measured coincident with the west line of said Lot 33; thence N89°35'46"W into said Reserve "C", a distance of 187.51 feet to the intersection with the west line of said Reserve "C", said intersection being a distance of 52.80 feet south of the north line of the Southwest Quarter of Section 11, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas as measured along the west line of said Reserve "C", and for a point of termination, and lying south of and abutting the following described line: Beginning at the southwest corner of Lot 34 in said Block A; thence N90°00'00"W, a distance of 156.18 feet to a point on the west line of said Reserve "C", and for a point of termination.

Existing public easements, building setback lines, dedications, and access controls, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the Southwest Quarter, Northwest Quarter, and Northeast Quarter of Section 11, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

Jonathon C. Hubbell, P.S. #1680
 Surveyor

BLUE LAKE 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

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 "BLUE LAKE 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, berms, drainage purposes, and utilities as confined to easements. Reserves "B" and "D" are hereby reserved for open space, landscaping, berms, fences, screening walls, entry monuments, gates, drainage purposes, and utilities as confined to easements. Reserve "C" is hereby reserved for open space, landscaping, berms, drainage purposes, electric lines and related appurtenances as confined to easements, and water wells and related appurtenances as confined to easements. Reserve "E" is hereby reserved for open space, landscaping, drainage purposes, utilities, sidewalks, and a fire apparatus access road built to public street standard. No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within Reserves "A", "B", "C", and "D". The berms cannot impact access to or bury manholes, water valves, and/or water meters. Reserves "A", "B", "C", "D", and "E" shall be owned and maintained by the homeowners association for the addition. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs, or assigns. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

New Era IV, LLC, a Kansas limited liability company

Managing Member
 Christopher N. Stevens

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, by Christopher N. Stevens, Managing Member of New Era IV, LLC, a Kansas limited liability company, on behalf of the limited liability company.

Notary Public

My App't. Exp. _____

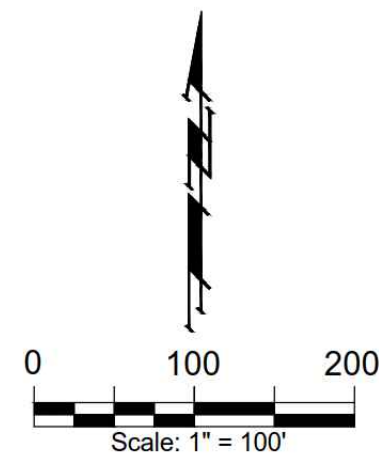
We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "BLUE LAKE 2ND ADDITION", Wichita, Sedgwick County, Kansas.

KS StateBank

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, by _____ of KS StateBank, on behalf of the bank.

My App't. Exp. _____

**FOR REFERENCE ONLY
 NOT TO SCALE**

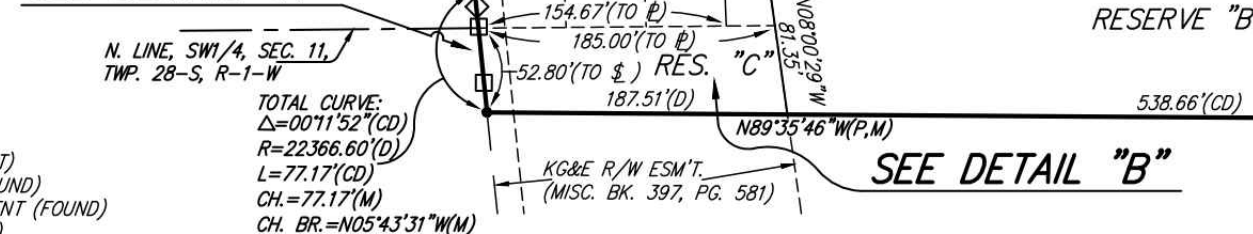


(M) = MEASURED
 (P) = PLATTED
 (D) = DESCRIBED
 (CD) = CALCULATED FROM DESCRIBED INFO.

• #4 REBAR W/ "BAUGHMAN" CAP (SET)
 • #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 • CONC. FLOOD CONTROL R/W MONUMENT (FOUND)
 • #8 REBAR (FOUND) (ORIGIN UNKNOWN)
 • 1/2" IRON (FOUND) (ORIGIN UNKNOWN)

NOTE: THE MONUMENTS USED TO ESTABLISH THE PLAT BOUNDARY WERE FROM THE SURVEY OF BLUE LAKE ADDITION.

SEE DETAIL "A"



This plat of "BLUE LAKE 2ND ADDITION", 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

Ann M. Fox, Chair
 Scott A. Wadle, Secretary

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

Brandon J. Whipple, Mayor, City of Wichita
 Jamie Buster, City Clerk

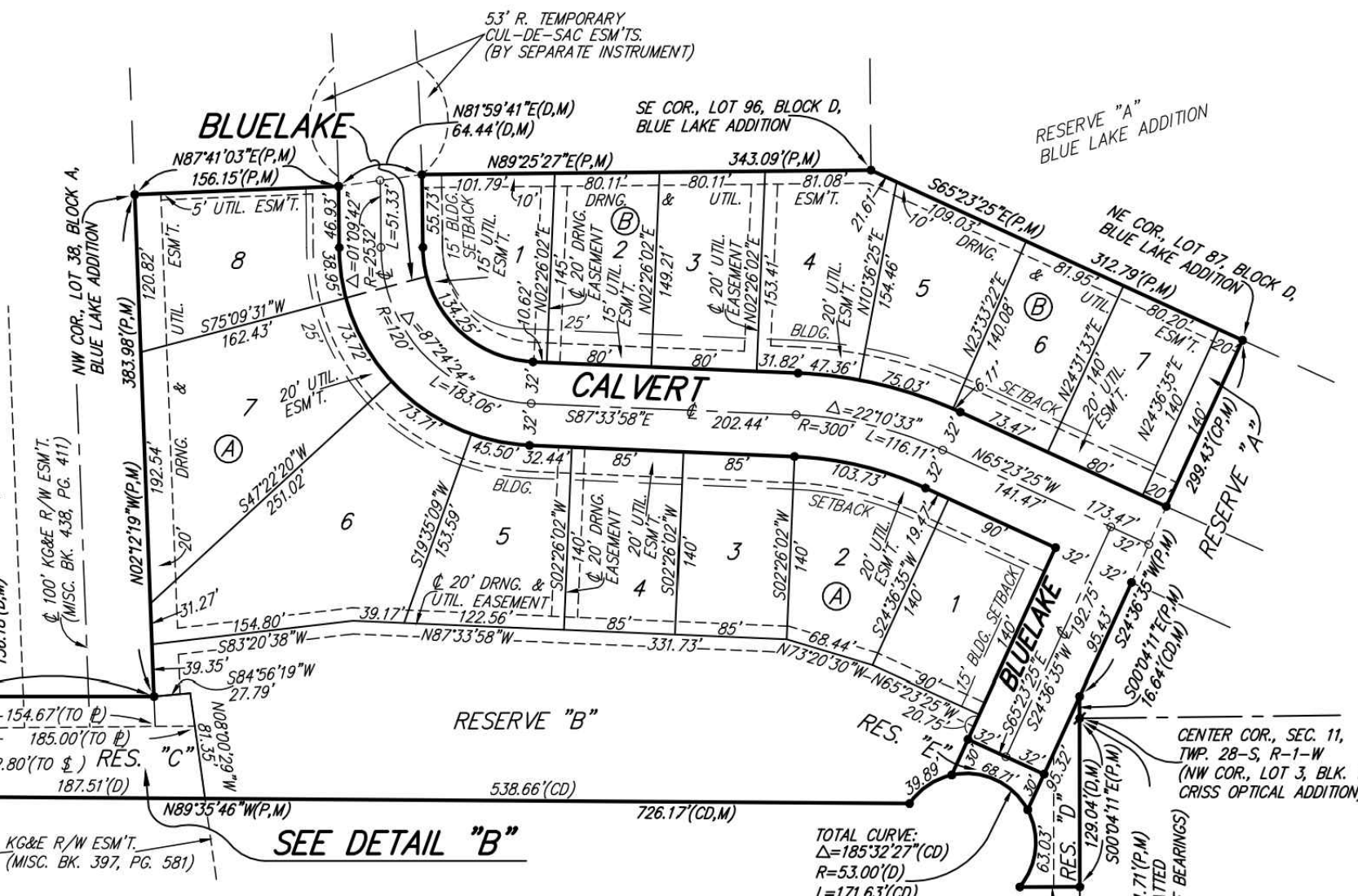
Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____.

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

Entered on transfer record this _____ day of _____.

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 _____, at _____ o'clock _____ M.; and is duly recorded.

Tonya Buckingham, Register of Deeds
 Kenly Zehring, Deputy



DETAIL "A"

(NO SCALE)

DETAIL "B"

(NO SCALE)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
4-7	B	96.5

BENCHMARKS:

BENCHMARK #1 - SQUARE CUT ON TOP OF CURB, NORTH SIDE OF CALVERT, 14.7' SOUTH OF THE MOST SOUTHERLY CORNER COMMON TO LOTS 83 AND 84, BLOCK D, BLUE LAKE ADDITION. ELEV. = 103.95 CITY DATUM

BENCHMARK #2 - SQUARE CUT WITH 4" CUT ON NORTHWEST FACE OF DRIP INLET ON NORTH SIDE OF MACARTHUR ROAD, 78.4' NORTH OF CENTERLINE OF MACARTHUR ROAD AND 152.3' EAST-SOUTHEAST OF SOUTHWEST CORNER OF RESERVE "C", BLUE LAKE 2ND ADDITION. ELEV. = 98.55 CITY DATUM

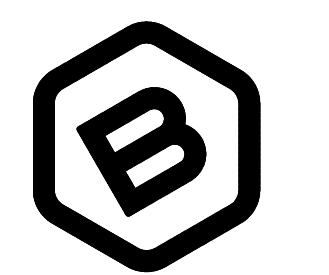
NOTE:

THE PROPERTY IS WITHIN A ZONE IDENTIFIED BY THE CITY ENGINEER'S OFFICE AS LIKELY TO HAVE GROUNDWATER AT SOME OR ALL TIMES WITHIN TEN FEET OF THE GROUND SURFACE ELEVATION. BUILDING WITH SPECIALLY ENGINEERED FOUNDATIONS OR WITH THE LOWEST FLOOR OPENING ABOVE GROUNDWATER IS RECOMMENDED AND OWNERS SEEKING BUILDING PERMITS ON THIS PROPERTY WILL BE SIMILARLY ADVISED. MORE DETAILED INFORMATION ON RECORDED GROUNDWATER ELEVATIONS IN THE VICINITY OF THIS PROPERTY IS AVAILABLE IN THE CITY ENGINEER'S OFFICE.

DRAINAGE PLAN NOTE:
 A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, AND RESERVES SHALL REMAIN AT ESTABLISHED GRADES (UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER) AND SHALL BE UNDESTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER IN ACCORDANCE WITH THE STORMWATER MANUAL. THE MAINTENANCE OF ALL DRAINAGEWAYS AND DRAINAGE FACILITIES IN BACKYARD DRAINAGE EASEMENTS AND RESERVES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SHALL BE ENFORCED BY THE HOMEOWNERS' ASSOCIATION AND PROVIDED FOR IN THE HOMEOWNERS' ASSOCIATION COVENANTS.

BLUE LAKE 2ND ADDITION

BAUGHMAN COMPANY
 315 Ellis St. Wichita, KS 67211 316-262-7271
 BaughmanCo.com



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 Wichita, KS 67211
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BLUE LAKE ADD. 2ND ADD. PHASE 1

COPY OF PLAT

STREET & SWS IMPROVEMENTS

PROJECT NUMBER:
 472-2023-085885

DESIGN: DRAWN:
 DATE: April 10, 2024

SHEET OF
36 37