

VASSAR 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 "VASSAR ADDITION", 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 drainage easements are hereby granted as indicated for drainage purposes. The street, drainage, and utility easements are hereby granted as indicated for street purposes, including sidewalks, for drainage purposes, and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserve "A" is reserved for open space, landscaping, drainage purposes, an emergency access drive, signage, gates, a private access drive, recreational uses, and utilities as confined to easement. Reserve "AA" is reserved for open space, fences, landscaping, drainage purposes, and utilities as confined to easement. Reserve "A" shall be owned and maintained by the homeowners association for the addition. Reserve "AA" shall be owned and maintained by the homeowner of Lot 4, Block A, Clifton Cove Addition. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. FEMA floodplain boundaries are subject to periodic change, and such change may affect the intended land use within the subdivision. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "VASSAR 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 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, and 30, Block A, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, Block B, TOGETHER with all of Lots 1, 2, 3 and 4, Block C, TOGETHER with all of Clifton Ave., Vassar Ave., and Sunflower Ct., all as platted and dedicated in Clifton Cove Addition, Wichita, Sedgwick County, Kansas, TOGETHER with that part of Sunflower Dr. as dedicated in said Clifton Cove Addition lying generally east of and abutting the following described line: Beginning at the northwest corner of Lot 1 in said Block B; thence N13°24'39"E, 65.05 feet to the point of curvature in the south line of Lot 6 in said Block A, and for a point of termination.

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

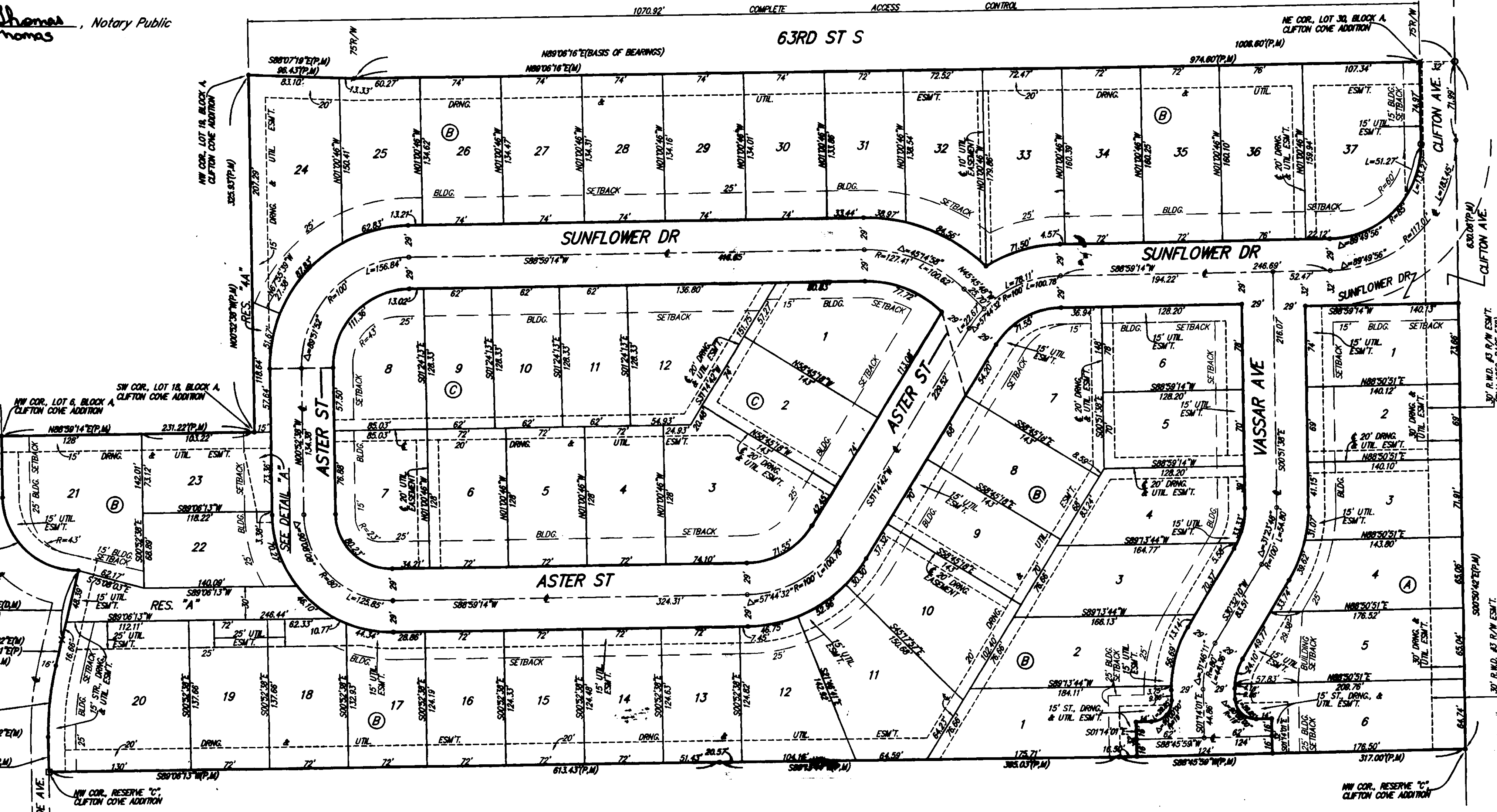
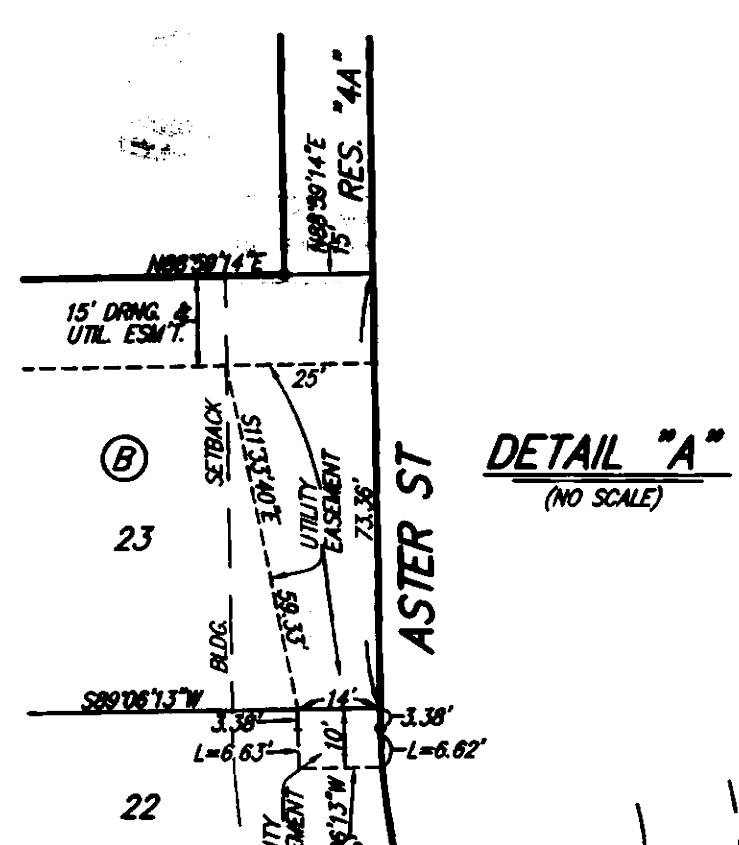
Baughman Company, P.A.

Caywood, L.L.C.,
a Kansas limited liability company

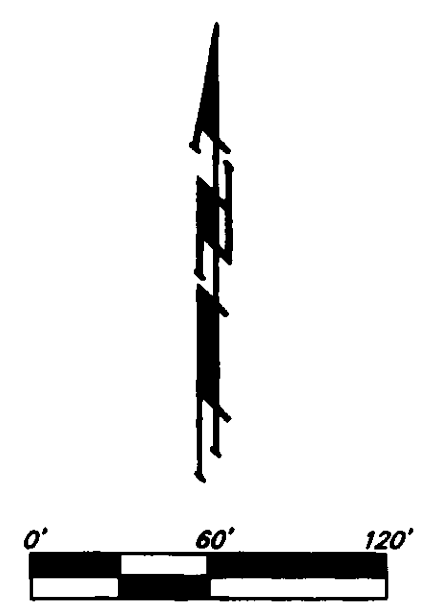
Jay W. Russell
Jay W. Russell, Member

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 14th day of December, 2015, by Jay W. Russell, Member of Caywood, L.L.C., a Kansas limited liability company, on behalf of the limited liability company.

Kelly A. Thomas
Kelly A. Thomas, Notary Public



LOT	BLOCK	ELEVATION
1-6	A	1258.5
1-37	B	1258.5
1-12	C	1258.5



BENCHMARK: CHISELED SQUARE ON TOP OF CATCH BASIN, 43.5' N. & 20.4' W. OF THE NORTHEAST CORNER OF LOT 24, BLOCK B, VASSAR ADDITION. ELEV. = 1258.55 NOVD29

BENCHMARK: CHISELED CROSS ON TOP OF CATCH BASIN, 48.2' N. & 41.2' W. OF THE NORTHEAST CORNER OF LOT 37, BLOCK B, VASSAR ADDITION. ELEV. = 1258.46 NOVD29

BENCHMARK: CHISELED CROSS ON WALK, MOST EASTERLY CORNER (BLOCK CORNER), LOT 4, BLOCK D, CLIFTON COVE ADDITION, 35.2' N. & 8.5' S. OF THE NORTHEAST CORNER LOT 38, BLOCK B, VASSAR ADDITION. ELEV. = 1258.62 NOVD29

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = MAG NAIL IN CONC. FOOTING OF FENCE CORNER POST (SET)
 - = MAG NAIL (FOUND)
 - × = CHISELED CROSS (FOUND)
- (M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED

Michael G. Conroy
Michael G. Conroy, Surveyor



This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this 19th day of January, 2016.

Jeff Longwell
Jeff Longwell, Mayor

Karen Sublett
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 14th day of December, 2015.

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

Entered on transfer record this 10th day of March, 2016.

Karen A. Bailey
for Kelly B. Arnold
County Clerk

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 11th day of March, 2016, at 10:00 a.m.; and is duly recorded.

Tonya Buckingham
Register of Deeds

Judy J. Pigeot
Judy J. Pigeot, Deputy

Register of Deeds
Sedgwick County, Kansas
Doc. #/Fil#-Pg: 25583868
Record #: 1967710
Page Record #: 1

Authorized
Date Recorded: 03/11/2016 09:49:43 AM

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149