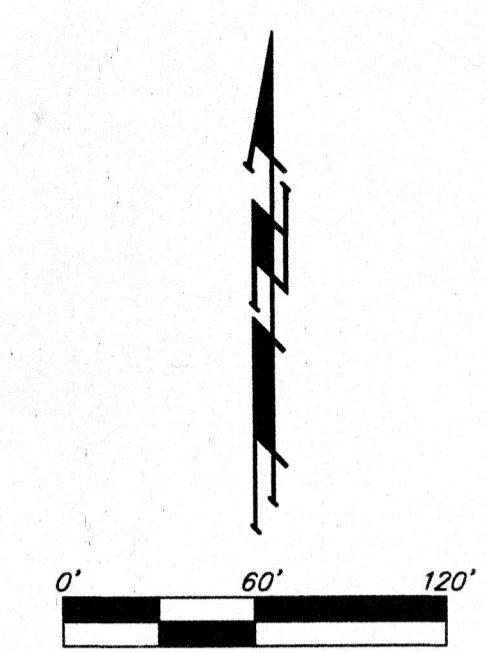


KANSAS SURGERY AND RECOVERY CENTER 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

CITY HALL - ENGINEERING
MAIL STOP 1-17
ATC&E ROOMS
FOR YOUR FILES



NOTE: THIS PLAT IS SUBJECT TO THE GENERAL PROVISIONS OF THE TALLGRASS EAST BUSINESS PARK COMMERCIAL COMMUNITY UNIT PLAN DP-192.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) Sedgwick County and state do hereby certify that we have surveyed and
atored said county and state do hereby certify that we have surveyed and
platted "KANSAS SURGERY AND RECOVERY CENTER 2ND ADDITION", Wichita,
Sedgwick County, Kansas and that the accompanying plat is a true and
correct exhibit of the property surveyed, described as Lot 2, Block 1,
Kansas Surgery and Recovery Center Addition to Wichita, Sedgwick County,
Kansas, EXCEPT a tract of land in said Lot 2, Block 1, described as:
Commencing at the NW corner of Lot 2, Block 1, Kansas Surgery and
Recovery Center Addition to Wichita, Sedgwick County, Kansas; thence
S00°56'39"E along the west line of said Lot 2, a distance of 382.00 feet,
S00°56'39"E along the west line of said Lot 2, a distance of 165.00 feet;
thence S00°56'39"E a distance of 258.00 feet; thence S13°33'21"W a
distance of 114.34 feet, to a point in the south line of said Lot 2; thence
along said line, N76°26'39"W a distance of 135.67 feet to the P.C. of a
curve to the left having a radius of 1034.31 feet; thence along said curve
through a central angle of 007°17'17" along the south line of Lot 2 a
distance of 5.20 feet to the southwest corner of said Lot 2; thence
N00°56'39"W along the west line of said Lot 2, a distance of 333.45 feet
to the point of beginning and EXCEPT a portion of Lot 2, Block 1, Kansas
Surgery and Recovery Center Addition to Wichita, Sedgwick County, Kansas
described as beginning at the eastern most corner of said Lot 2; thence
S44°00'51"W along the southerly line of said Lot 2, 343.14 feet to the
eastern most southeast corner of said Lot 2; thence N43°55'39"W, along a
southerly line of said Lot 2, 77.86 feet to the P.C. of a curve to the left;
thence along said curve to the left and an arc length of 180.91 feet,
having a radius of 276.36 feet, a central angle of 37°30'22", a chord
length of 177.69 feet, and a chord bearing of N62°41'50"W; thence
N44°00'51"E, 391.46 feet to a point on the northerly line of said Lot 2;
thence S45°59'09"E, 248.00 feet to the point of beginning, TOGETHER WITH
the north 55.00 feet of Lot 1, Block 1 in said Kansas Surgery and
Recovery Center Addition.

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

Baughman Company, P.A.
Michael G. Conroy, P.S. #971

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, and Reserves, to be known as "KANSAS SURGERY AND RECOVERY CENTER 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry fences, masonry trash enclosures or other structures shall be located within public utility easements unless a Use of Easement Permit is obtained from the City of Wichita Public Works & Utilities Department. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, entry monuments, signage, a private drive, ingress and egress purposes as confined to easement, sanitary sewer systems and related appurtenances as confined to easement, and utilities as confined to easement. Reserve "B" is hereby reserved for open space, landscaping, drainage purposes, entry monuments, signage, a private drive, a public bicycle/pedestrian path and related appurtenances as confined to easement, water lines and related appurtenances as confined to easements, and utilities as confined to easements. Reserves "A" and "B" shall be subject to the restrictive covenants established by the declaration of lot owners association agreements and shall be owned and maintained by a lot owners association to be formed within Kansas Surgery and Recovery Center 2nd Addition, Wichita, Sedgwick County, Kansas, provided however, that the public bicycle/pedestrian path within said Reserve "B" shall be maintained by the City of Wichita, Kansas. All abutters rights of access shall be as depicted on the face of the plat. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Ascension Via Christi Property Services, Inc., a Kansas not for profit corporation 1/1/a Via Christi Property Services, Inc., a Kansas not for profit corporation

Michael McCullough, President

Kansas Surgery and Recovery Center, LLC, a Kansas limited liability company, 1/1/a Kansas Surgery and Recovery Center, L.P., a Kansas limited partnership

Ely Bartal, Member

State of Kansas) SS The foregoing instrument acknowledged before me, this 11th day of December, 2019, by Michael McCullough, President of Ascension Via Christi Property Services, Inc., a Kansas not-for-profit corporation, 1/1/a Via Christi Property Services, Inc., a Kansas not-for-profit corporation, on behalf of the not-for-profit corporation.

Amy Chestea, Notary Public

My App't. Exp. 6/1/20

State of Kansas) SS The foregoing instrument acknowledged before me, this 12th day of December, 2019, by Ely Bartal, Member of Kansas Surgery and Recovery Center, LLC, a Kansas limited liability company, 1/1/a Kansas Surgery and Recovery Center, L.P., a Kansas limited partnership, on behalf of the limited liability company.

Sherry K. Stahl, Notary Public

My App't. Exp. 2-26-2022

This plat of "KANSAS SURGERY AND RECOVERY CENTER 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission. Dated this day of Wichita-Sedgwick County Metropolitan Area Planning Commission

Charles A. Warren, Chair
Dale Miller, Secretary

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

Karen Sublett, City Clerk

Entered on transfer record this day of

Kelly B. Arnold, County Clerk

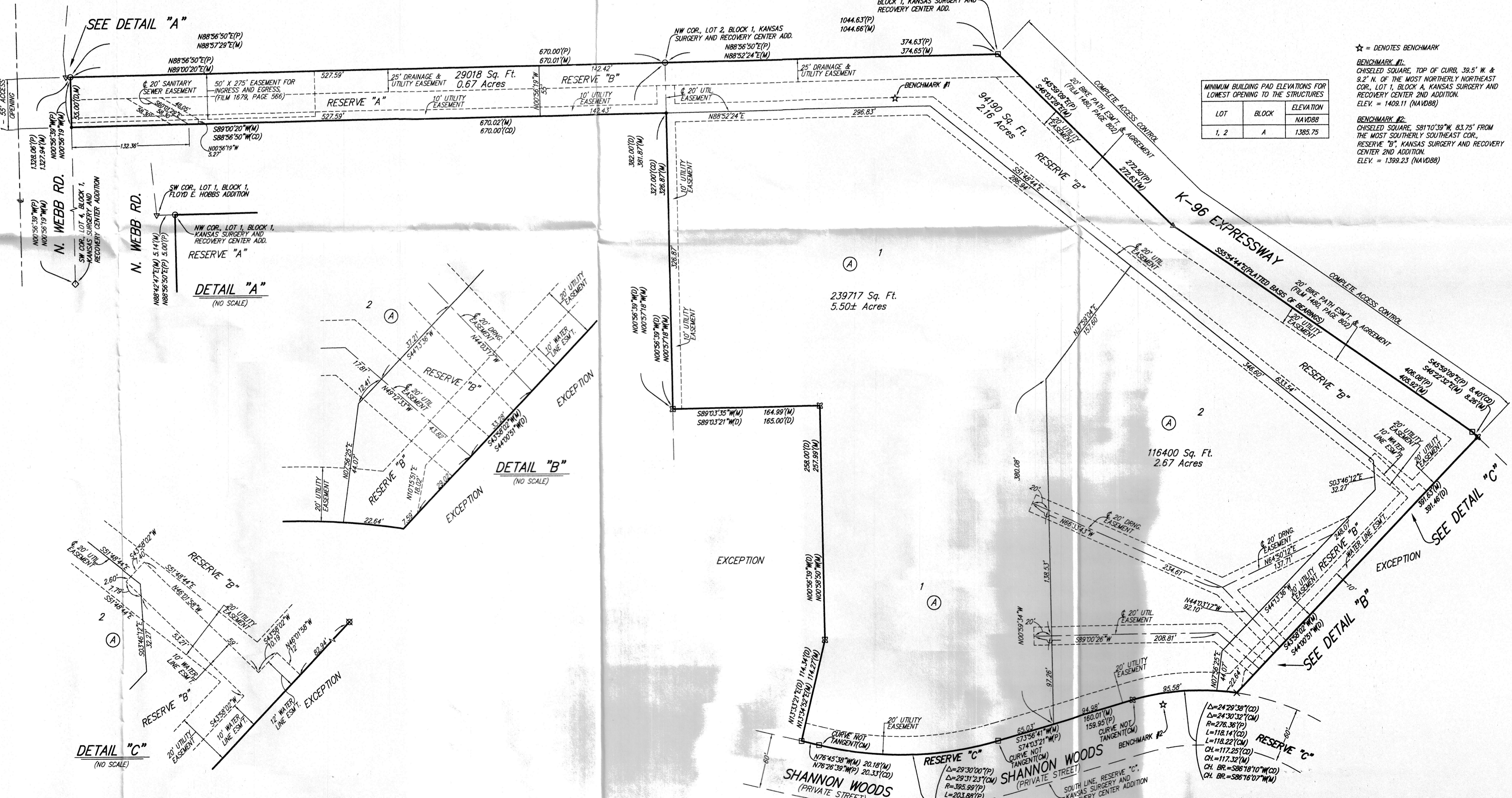
Reviewed in accordance with K.S.A. 58-2005 on this day of

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

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.

Tanya Buckingham, Register of Deeds

Kenly Zehring, Deputy



LOT	BLOCK	ELEVATION
1, 2	A	1385.75

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "PEC" CAP (FOUND)
- = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
- × = CHISELED CROSS (FOUND)(ORIGIN UNKNOWN)
- △ = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- ◇ = 1/2" IRON PIPE W/ "PEC" CAP (FOUND)
- ▽ = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)

☆ = DENOTES BENCHMARK
 BENCHMARK #1: CHISELED SQUARE, TOP OF CURB, 39.5' W. & 3.2' N. OF THE MOST NORTHERLY NORTHEAST COR. LOT 1, BLOCK A, KANSAS SURGERY AND RECOVERY CENTER 2ND ADDITION. ELEV. = 1408.11 (NAVD88)
 BENCHMARK #2: CHISELED SQUARE, SB110°30'W, 83.75' FROM THE MOST SOUTHERLY SOUTHEAST COR., RESERVE "B", KANSAS SURGERY AND RECOVERY CENTER 2ND ADDITION. ELEV. = 1389.23 (NAVD88)

NOTE: EXISTING CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT AFFECTS THIS PLAT AND OTHER PROPERTY, (FILM 1945, PAGE 202)

NOTE: EXISTING DECLARATION OF CROSS LOT ACCESS AND EASEMENT AFFECTS THIS PLAT AND OTHER PROPERTY, (DOC #FLM-PG: 28668429)

NOTE: EXISTING DRAINAGE AGREEMENT AFFECTS THIS PLAT AND OTHER PROPERTY, (DOC #FLM-PG: 28668430)

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