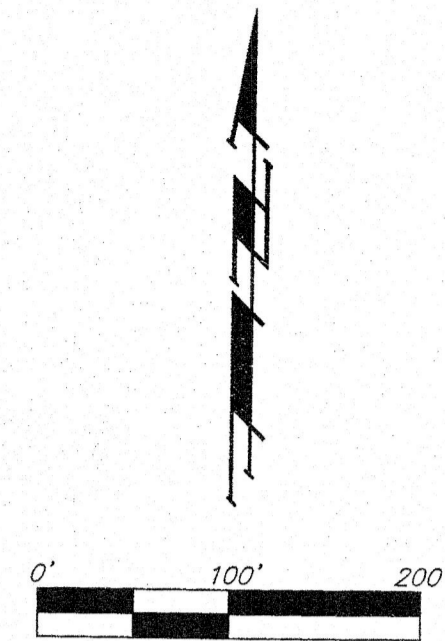


VILLAGE CHARTERS 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D 11-26-18

CITY HALL - ENGINEERING
MAIL STOP 1-71
Arceli Rosas
FOR YOUR FILES



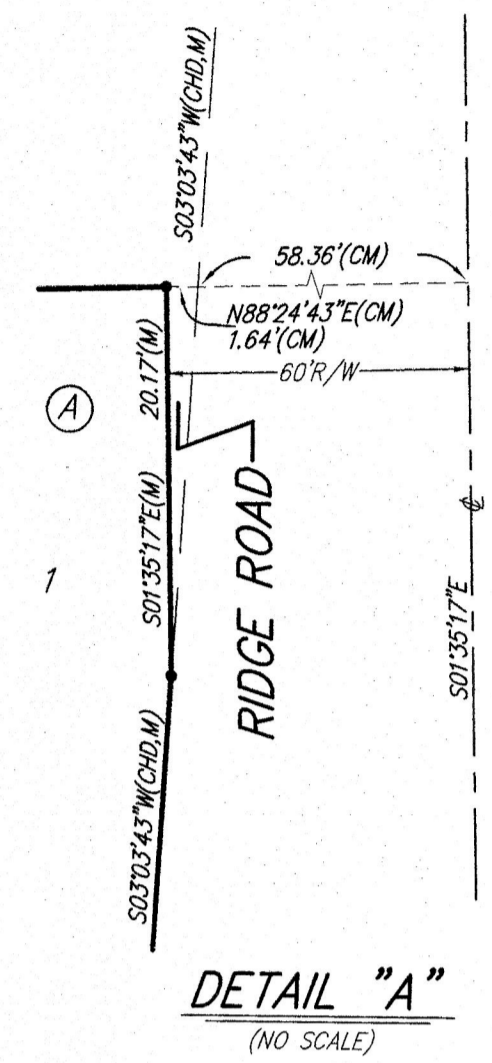
LOT	BLOCK	ELEVATION
1	A	NAVD88 1338.0

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- △ = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
- = 1/2" IRON PIPE IN THIMBLE (FOUND)(ORIGIN UNKNOWN)
- × = CHISELED CROSS (FOUND)(ORIGIN UNKNOWN)

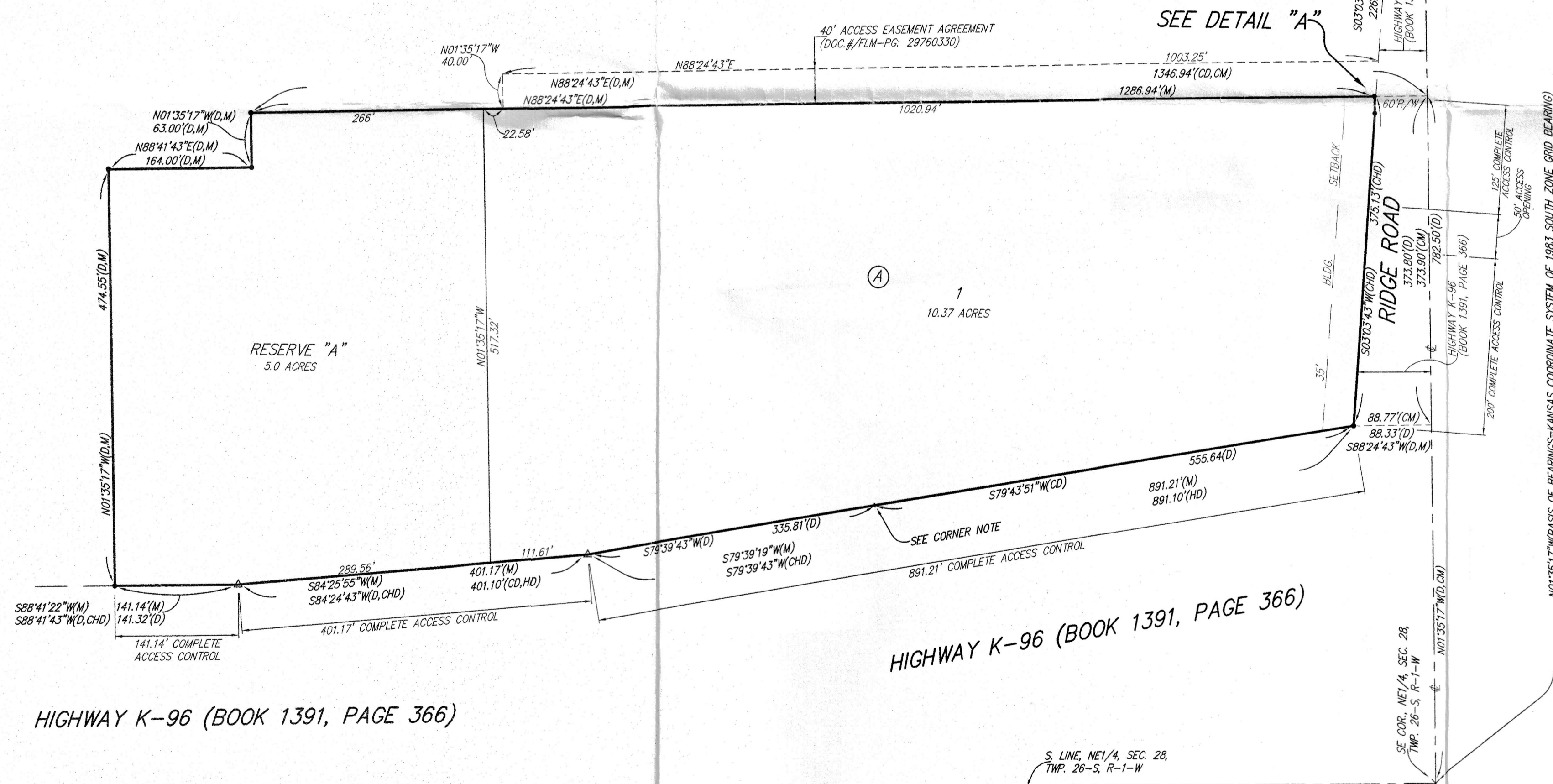
- (M) = MEASURED
- (D) = DEED DESCRIPTION
- (CM) = CALCULATED FROM MEASURED INFORMATION
- (CD) = CALCULATED FROM DEED DESCRIPTION
- (HD) = HIGHWAY INFORMATION DESCRIBED IN BOOK 1391, PAGE 366
- (CHD) = CALCULATED FROM HIGHWAY INFORMATION DESCRIBED IN BOOK 1391, PAGE 366

BENCHMARK:
CHISELED CROSS ON TOP OF CURB RETURN, SOUTH SIDE OF DRIVE, 17' EAST OF THE NORTHEAST CORNER OF LOT 1.
ELEV. = 1335.03 NAVD88

CHISELED CROSS ON TOP OF WEST CURB OF MEDIAN, 74.7' EAST OF EAST LINE OF LOT 1 & 155.4' NORTHEAST OF SOUTHEAST CORNER OF LOT 1.
ELEV. = 1336.15 NAVD88



DETAIL "A"
(NO SCALE)



HIGHWAY K-96 (BOOK 1391, PAGE 366)

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) do hereby certify that we have surveyed and platted "VILLAGE CHARTERS 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract in the Northeast Quarter of Section 28, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as: Commencing at a point on the East line of said Northeast Quarter which is 782.50 feet North of the Southeast corner of said Northeast Quarter, said point being on the centerline of Ridge Road, Sedgwick County, Kansas, and 647.35 feet North of the centerline of Highway K-96 as presently lying in and through said Northeast Quarter, said point also being the true point of beginning; thence West perpendicular to the East line of said Northeast Quarter, 637.60 feet; thence to the left 90°00' and South 457.67 feet, to the Northerly right-of-way line of said Highway K-96; thence to the left 98°40'52" and East-Northeasterly along said North right-of-way line, 555.64 feet to the Westerly right-of-way line of said Ridge Road; thence to the right 8°40'52" and East 88.33 feet, to the East line of said Northeast Quarter; thence North along the East line of said Northeast Quarter 373.80 feet, to the point of beginning, TOGETHER with a tract in the Northeast Quarter of Section 28, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Commencing at a point on the East line of said Northeast Quarter, (said East line having an assumed bearing of N01°35'17"W), which is 782.50 feet North of the Southeast corner of said Northeast Quarter, said point being on the centerline of Ridge Road, Sedgwick County, Kansas, and 647.35 feet North of the centerline of Highway K-96, (recorded in Deed for Highway Purposes in Book 1391, Page 366), as presently lying in and through said Northeast Quarter, said point also being the Northeast corner of a tract of land described and conveyed in the Statutory Warranty Deed recorded in Doc.#/Film-Pg:29737019; thence S88°24'43"W perpendicular to the East line of said Northeast Quarter and along the North line of said tract of land, (Doc.#/Film-Pg:29737019), 637.60 feet for a point of beginning, said point of beginning also being the Northwest corner of said tract of land, (Doc.#/Film-Pg:29737019); thence S01°35'17"E along the West line of said tract of land, (Doc.#/Film-Pg:29737019), 457.67 feet to the Northerly right-of-way line of said Highway K-96, (Book 1391, Page 366), said point also being the Southwest corner of said tract of land, (Doc.#/Film-Pg:29737019); thence S79°39'43"W along said Northerly right-of-way line of said Highway K-96, 335.81 feet to a deflection corner in said right-of-way, thence S84°24'43"W along said Northerly right-of-way line of said Highway K-96, 111.71 feet; thence N01°35'17"W perpendicular to the westerly prolongation of the North line of said tract of land, (Doc.#/Film-Pg:29737019), 517.25 feet to the intersection with the westerly prolongation of the North line of said tract of land, (Doc.#/Film-Pg:29737019); thence N88°24'43"E along the westerly prolongation of the North line of said tract of land, 443.34 feet to the point of beginning, TOGETHER with a tract in the Northeast Quarter of Section 28, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Commencing at a point on the East line of said Northeast Quarter, (said East line having an assumed bearing of N01°35'17"W), which is 782.50 feet North of the Southeast corner of said Northeast Quarter, said point being on the centerline of Ridge Road, Sedgwick County, Kansas, and 647.35 feet North of the centerline of Highway K-96, (recorded in Deed for Highway Purposes in Book 1391, Page 366), as presently lying in and through said Northeast Quarter, said point also being the Northeast corner of a tract of land described and conveyed in the Statutory Warranty Deed recorded in Doc.#/Film-Pg:29737019; thence S88°24'43"W perpendicular to the East line of said Northeast Quarter and along the North line of said tract of land, (Doc.#/Film-Pg:29737019), and along the North line of a tract of land described and conveyed in the Kansas Warranty Deed recorded in Doc.#/Film-Pg:29760346, 1,080.94 feet for a point of beginning; thence S01°35'17"E along the West line of said tract of land, (Doc.#/Film-Pg:29760346), 517.25 feet to the Northerly right-of-way line of said Highway K-96, (Book 1391, Page 366), said point also being the Southwest corner of said tract of land, (Doc.#/Film-Pg:29760346); thence S84°24'43"W along said Northerly right-of-way line of said Highway K-96, 289.39 feet to a deflection corner in said right-of-way; thence S88°41'43"W along said Northerly right-of-way line of said Highway K-96, 141.32 feet; thence N01°35'17"W perpendicular to the westerly prolongation of the North line of said tract of land, (Doc.#/Film-Pg:29760346), 474.55 feet; thence N88°41'43"E 164.00 feet; thence N01°35'17"W perpendicular to the westerly prolongation of the North line of said tract of land, (Doc.#/Film-Pg:29760346), 63.00 feet to the intersection with the westerly prolongation of the North line of said tract of land, (Doc.#/Film-Pg:29760346); thence N88°24'43"E along the westerly prolongation of the North line of said tract of land, 266.00 feet to the point of beginning.

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

Baughman Company, P.A.

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Block, Street and a Reserve, to be known as "VILLAGE CHARTERS 3RD ADDITION", Wichita, Sedgwick County, Kansas. 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. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, lakes, drainage purposes, floodplain, and fences. Reserve "A" shall be owned and maintained by the owner of Lot 1, Block A. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas or the appropriate governing body. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

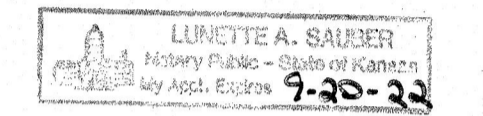
VT Properties, LLC,
a Kansas limited liability company

Jeff Arensdorf, Manager

State of Kansas) SS The foregoing instrument acknowledged before me, this 20th day of November, 2018, by Jeff Arensdorf, Manager of VT Properties, LLC, a Kansas limited liability company, on behalf of the limited liability company.

Lynette A. Sauer, Notary Public

My App't. Exp. 09-20-2023



This plat of "VILLAGE CHARTERS 3RD 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 _____, 2018,
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair

_____, 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,
Jeff Longwell, City of Wichita

_____, City Clerk
Karen Sublett

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

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

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

_____, County Clerk
Kelly B. Arnold

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
Tonya Buckingham

_____, Deputy
Judy J. Paget



Michael G. Conroy, 11-16-2018, Surveyor



GROUNDWATER NOTE:
The property is within a zone identified by the City Engineer's office as likely to have groundwater at some of 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 unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

CORNER NOTE:
THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED, (DOC.#/FILM-PG: 29737019), AND THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN THE STATUTORY WARRANTY DEED, (DOC.#/FILM-PG: 29760346), ARE INTENDED TO BE A COMMON CORNER, BUT BY THE ANGLES DESCRIBED IN THE DEEDS, THE RESPECTIVE SOUTH LINES OF SAID TRACTS ARE NOT COLLINEAR AND CREATE A DEFLECTION AT SAID COMMON CORNER. THE DESCRIBED NORTH RIGHT-OF-WAY LINE OF HIGHWAY K-96, (BOOK 1391, PAGE 366), IS SENIOR TO THE SOUTH LINES OF THE ABOVE REFERENCED TRACTS AND HAS NO DEFLECTION CORNER DESCRIBED AT THIS POINT. NO MONUMENT WAS FOUND AT THIS POINT AND NONE HAS BEEN SET.