

# 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, Reserves and Streets, 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. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. Reserve "A" is reserved for open space, landscaping, emergency access drive, gate, private access drive, and recreational uses. Reserve "4A" is reserved for open space, fence, landscaping, drainage purposes and utilities as confined to easements. Reserve "A" shall be owned and maintained by the homeowners association for the addition. Reserve "4A" shall be owned and maintained by the homeowner of Lot 4, Block A, Clifton Cove Addition. FEMA floodplain boundaries are subject to periodic change, and such change may effect 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 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.

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

Legacy Bank

(Title)

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by \_\_\_\_\_ of Legacy Bank, on behalf of the bank.

(Title)

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

Caywood, LLC

Member

Jay W. Russell

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

\_\_\_\_\_, Surveyor  
Michael G. Conrey

This plat of "VASSAR 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 \_\_\_\_\_, 2015.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Carol Chapman Neugent

\_\_\_\_\_, Interim Secretary  
W. David Barber

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_, Mayor, City of Wichita  
Jeff Longwell

\_\_\_\_\_, City Clerk  
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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

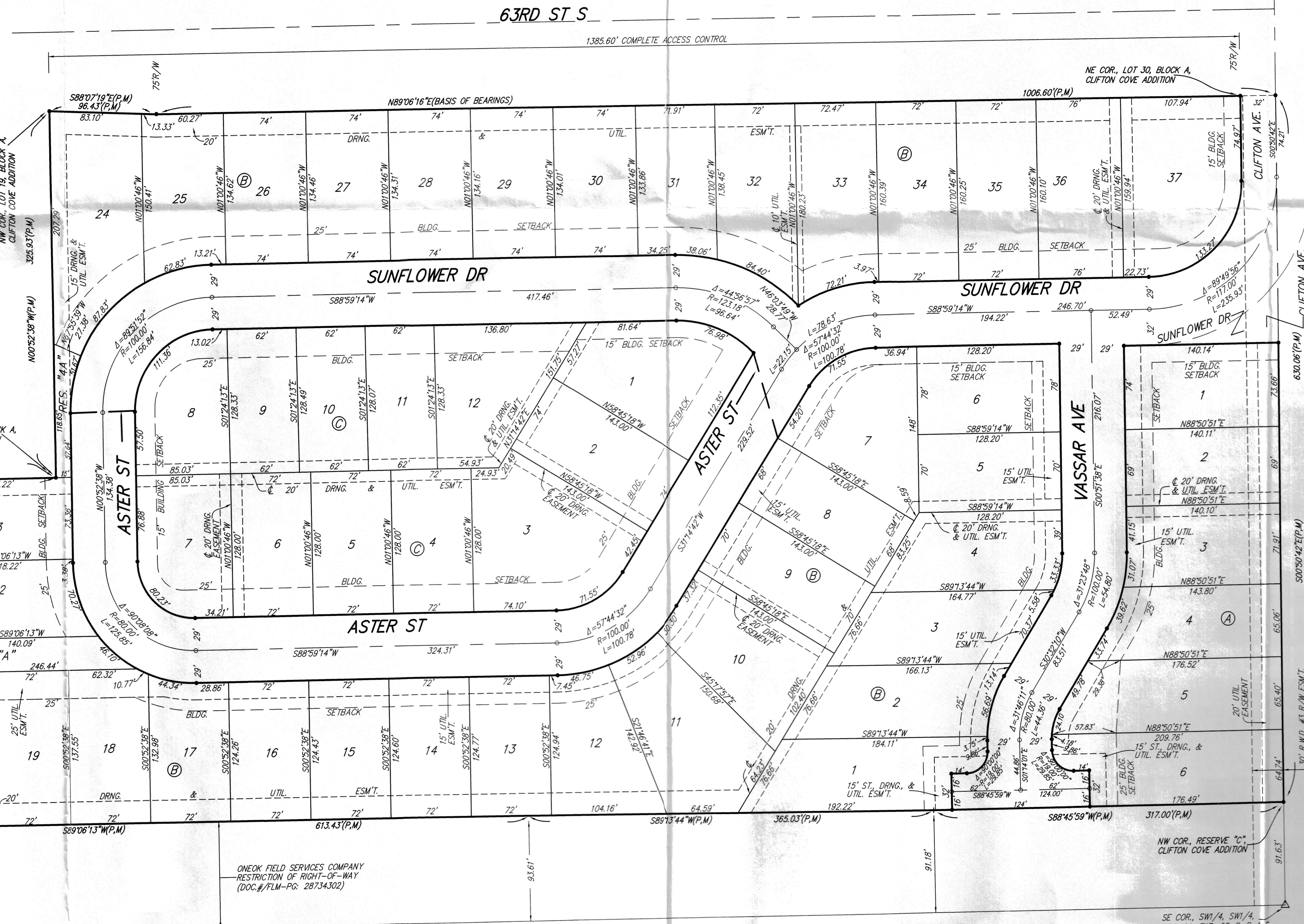
Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_, County Clerk  
Kelly B. Arnold

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 \_\_\_\_\_, 2015 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

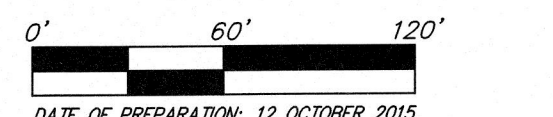
\_\_\_\_\_, Register of Deeds  
Bill Meek

\_\_\_\_\_, Deputy  
Tonya Buckingham



BENCHMARK: BRASS PLATE ON THE TOP OF THE NE WING OF THE ARKANSAS RIVER BRIDGE AT 63RD STREET SOUTH. ELEV. = 1267.48 NGVD29

| LOT  | BLOCK | ELEVATION |
|------|-------|-----------|
| 1-6  | A     | 1259.5    |
| 1-37 | B     | 1259.5    |
| 1-12 | C     | 1259.5    |



DATE OF PREPARATION: 12 OCTOBER 2015  
 \* = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)  
 Δ = STONE (FOUND)  
 (M) = MEASURED  
 (P) = PLATTED  
 (D) = DESCRIBED

NOTE: A drainage plan has been developed for the plat and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City Engineer and unobstructed to allow for the conveyance of stormwater.

**VASSAR ADDITION**  
 Baughman Company, P.A.  
 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
 Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE  
 E:\Projects\Vassar Addition\_14-03-2015\Plat\Drawings\Vassar Addition\_E.dwg:RKK