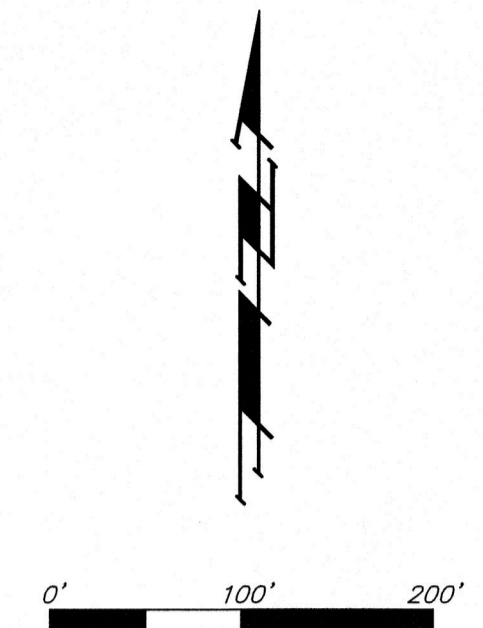
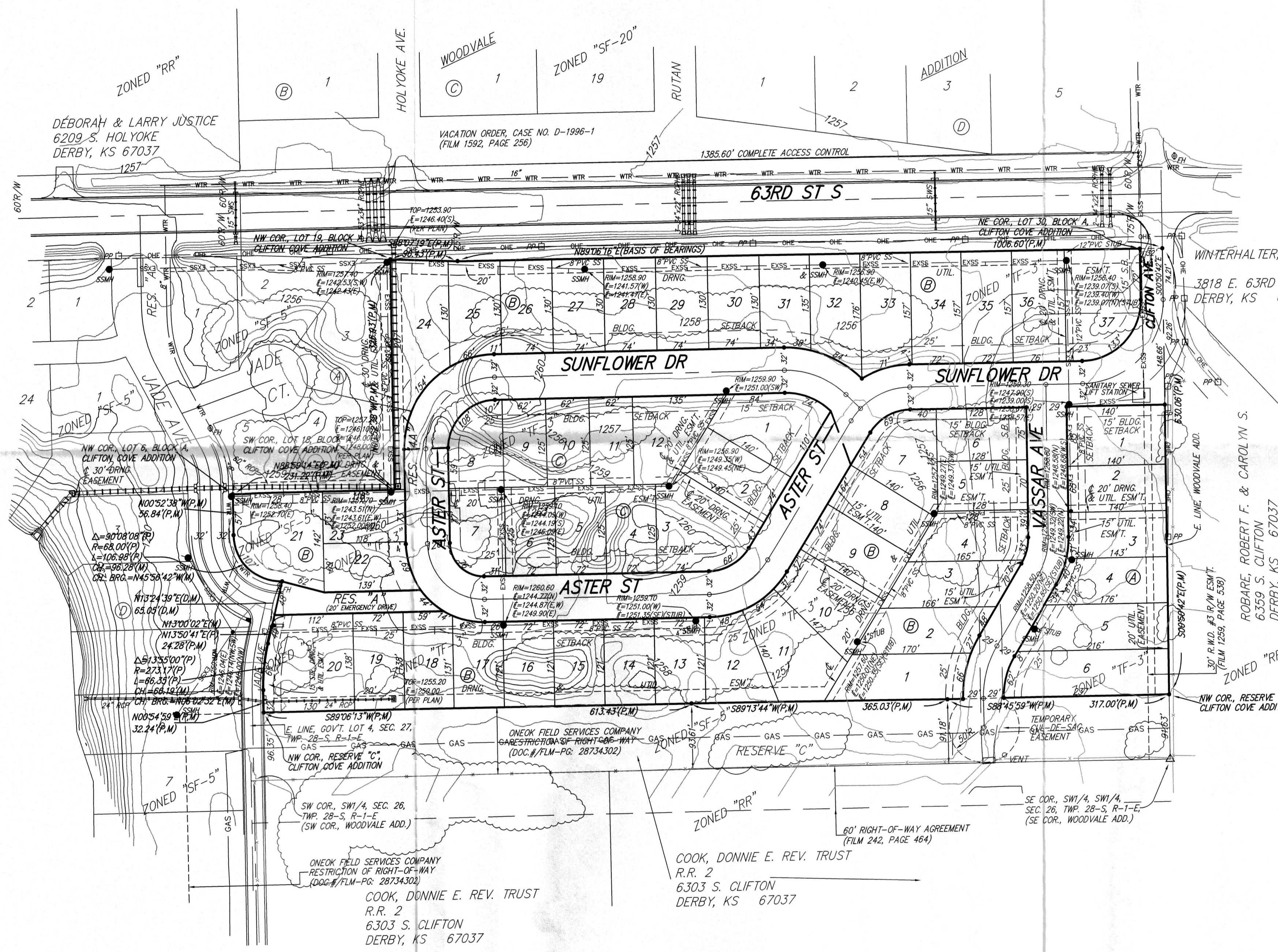


PRELIMINARY PLAT
VASSAR ADDITION
 WICHITA, SEDGWICK COUNTY, KANSAS



DATE OF PREPARATION: 29 JUNE 2015
 DATE OF TOPOGRAPHY: 12 DECEMBER 2012
 CONTOUR INTERVALS = 1 FOOT (CONTOURS PROVIDED BY SEDGWICK COUNTY)

• = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 Δ = STONE (FOUND)
 (M) = MEASURED
 (P) = PLATTED
 (D) = DESCRIBED

OWNER:
 CAYWOOD, LLC
 PO BOX 75337
 WICHITA, KS 67275

LEGAL DESCRIPTION:
 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, 83.05 FEET TO THE POINT OF CURVATURE IN THE SOUTH LINE OF LOT 6 IN SAID BLOCK A, AND FOR A POINT OF TERMINATION.

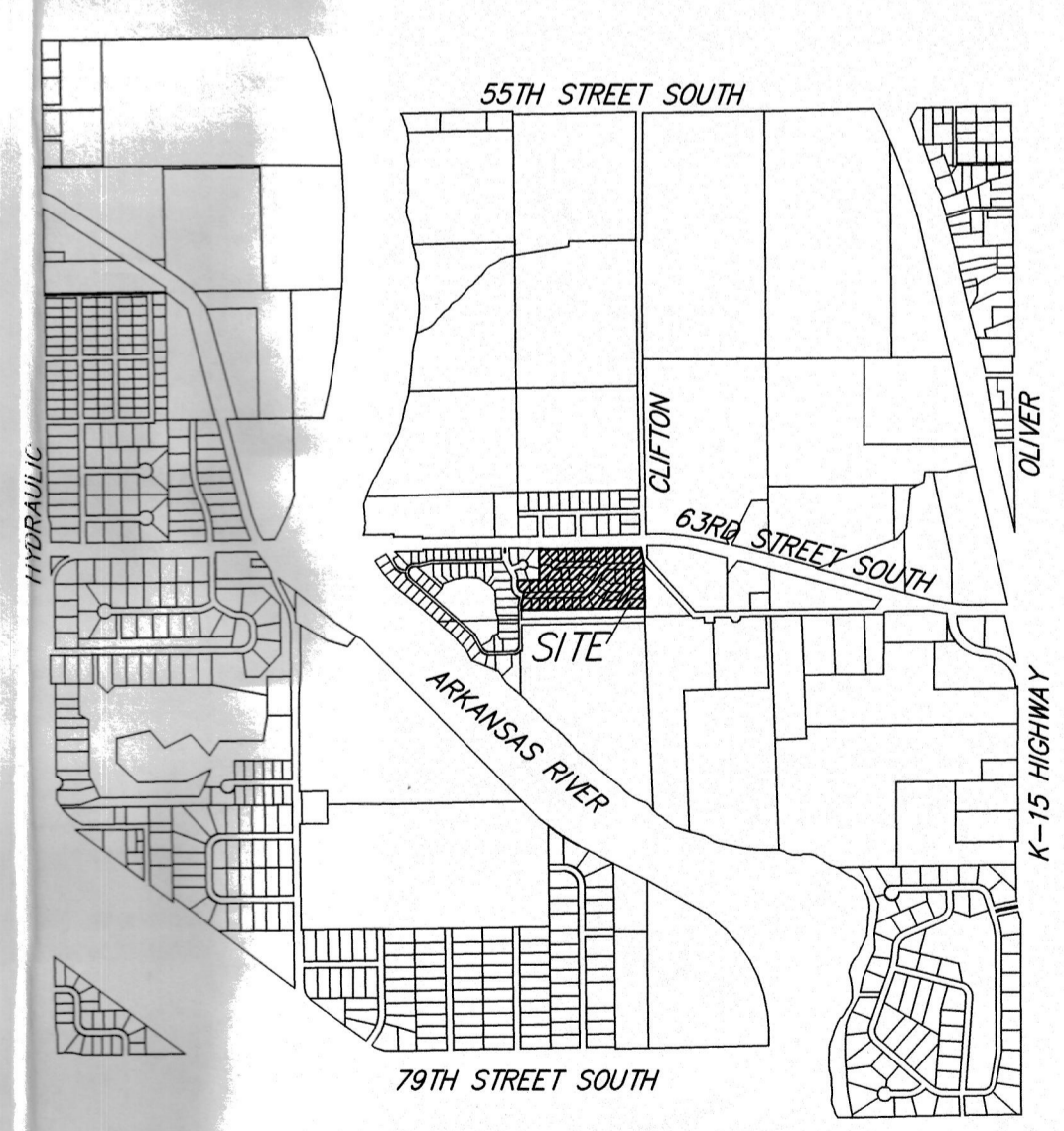
BENCHMARK:
 BRASS PLATE ON THE TOP OF THE NE WING OF THE ARKANSAS RIVER BRIDGE AT 63RD STREET SOUTH.
 ELEV. = 1267.48 NGVD29

CB = Catch Basin
 DI = Drop Inlet
 FH = Fire Hydrant
 PP = Power Pole
 Sp = Sign
 SSM = Sanitary Sewer Manhole

RESERVE "A" IS RESERVED FOR OPEN SPACE, LANDSCAPING, EMERGENCY DRIVE, GATE, AND RECREATIONAL USES.

RESERVE "A4" IS RESERVED FOR OPEN SPACE, FENCE, LANDSCAPING, DRAINAGE PURPOSES AND UTILITIES AS CONFINED TO EASEMENTS.

NOTE:
 ALL SANITARY SEWER INFORMATION IS PER PLAN.



VICINITY MAP
 SEC. 27, T28S, R1E SEC. 26, T28S, R1E
 SEC. 34, T28S, R1E SEC. 33, T28S, R1E

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_1403-P020\Plat\Drawings\Vassar Addition.dwg -R&R