

# REVISED ONE-STEP FINAL PLAT

## VILLAGE CHARTERS 3RD ADDITION

### WICHITA, SEDGWICK COUNTY, KANSAS

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  
Cindy Miles  
\_\_\_\_\_, Secretary  
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

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. 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. 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 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

\_\_\_\_\_, Manager  
Jeff Arensdorf

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Jeff Arensdorf, Manager of VT Properties, LLC, a Kansas Limited Liability Company, on behalf of the limited liability company.

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

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state 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); 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); 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: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"E 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, (Doc.#/Film-Pg:29760346), 266.00 feet to the point of beginning.

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

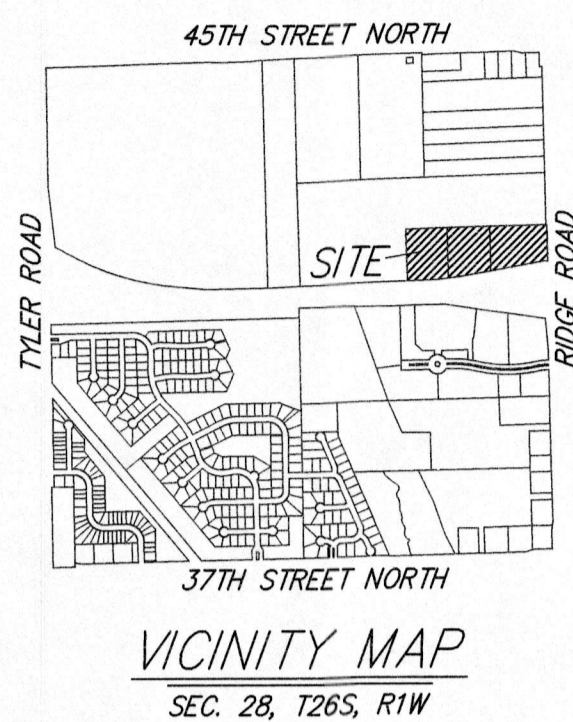
Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

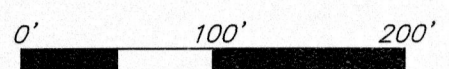
State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2018 at \_\_\_\_\_ o'clock \_\_\_\_\_M; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Tonya Buckingham

\_\_\_\_\_, Deputy  
Judy J. Paget



VICINITY MAP  
SEC. 28, T26S, R1W



DATE OF PREPARATION: 8 OCTOBER 2018  
DATE OF TOPOGRAPHY: 24 JANUARY 2018  
CONTOUR INTERVALS = 1 FOOT

- ATT Ped □ = Powerpole
- Gay ⚓ = Guy Anchor
- PP □ = Powerpole
- LP ○ = Powerpole
- TR 15' ○ = Tree

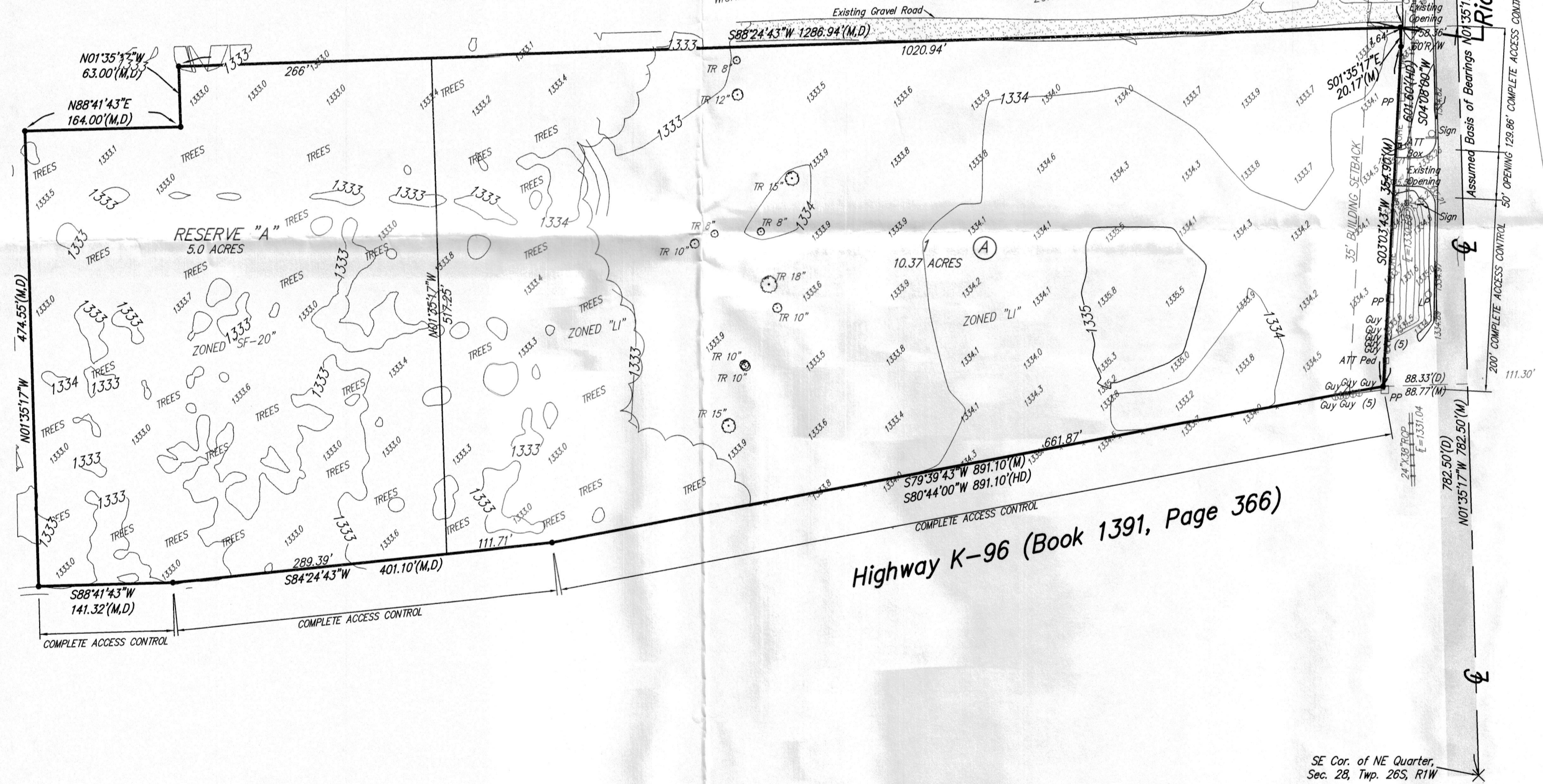
- WTR = WATER LINE
- AT&T = AT&T LINE
- GAS = GAS LINE
- CoTV = CoTV LINE
- OHE = OVERHEAD ELECTRICAL LINE
- EXSS = EXISTING SANITARY SEWER LINE
- USE = USE

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1	A	1,339.0

OWNER/DEVELOPER:  
VT PROPERTIES, LLC  
8620 W. 21ST STREET N  
WICHITA, KS 67205

BENCHMARK:  
CROSS TOP OF CURB SOUTHWEST SIDE OF DRIVE RETURN EAST OF THE NORTHEAST CORNER OF LOT 1.  
ELEV. = 1,335.03 NAVD83

NOTE: FEMA Floodplain boundaries are scaled per location per the FEMA FIRM Panel 193 of 690, for Sedgwick County, Kansas, Map Number 2017300193G. Lot 1, Block A lies entirely within Zone AE and will require fill to be removed from Zone AE.



- = #4 Baughman Rebar Set
  - = 1/2" Iron Pipe Found (Origin Unknown)
  - × = Chiseled "X" Found (Origin Unknown)
- (C) = Calculated  
(D) = Described Per: Statutory Warranty Deed Recorded in Doc.#/Film-Pg:29737019  
(HD) = Described Per: State Highway Commission of Kansas Deed for Highway Purposes Recorded in Book 1391, Page 366  
(M) = Measured

**GROUNDWATER NOTE:**  
The property is within a zone identified by the City Engineer's office as likely to have groundwater at some or 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.

## VILLAGE CHARTERS 3RD ADDITION

4 October 2018  
Baughman Company, P.A.  
315 Ellis St. Wichita, KS 67111 P 316-262-1271 F 316-262-0149  
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE