

VCRC ADDITION

Wichita, Sedgwick County, Kansas

State of Kansas)
SS
Sedgwick County)

We, Garver, LLC, Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "VCRC ADDITION", an Addition to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Parcel 1:
Lot 1, Block 1, Christ Community Church Addition, Wichita, Sedgwick County, Kansas, EXCEPT that part of Lot 1 described as follows: Beginning at the southwest corner of Lot 1, Block 1, Christ Community Church Addition, Wichita, Sedgwick County, Kansas; thence N00°00'00"E along the west line of said Lot 1, 400.00 feet; thence N89°58'00"E, parallel with the south line of said Lot 1, 544.50 feet; thence S00°00'00"W, parallel with the west line of said Lot 1, 400.00 feet to a point on the south line of said Lot 1; thence S89°58'00"W along the south line of said Lot 1, 544.50 feet to the point of beginning.

Parcel 2:
A non-exclusive easement for the benefit of Parcel 1 as created by the "Declaration of Retained Easement for Access: filed on Doc.#/Flm-Pg: 29696824 for ingress and egress over and across the property described therein.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

Garver, LLC
Land Surveyor
William K. Clevenger, PS #1437

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, Reserves and Streets, to be known as "VCRC ADDITION", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. Access Controls as indicated are hereby granted to the appropriate governing body. The streets are hereby dedicated to and for the use of the public. No obstructions shall be constructed or placed within street hammer head turnarounds. The emergency access paving surface, gating apparatus and sign installation shall meet the minimum standards required by the City of Wichita Fire Department. The Developer shall be responsible for the installation of the paving surface, gating apparatus and sign within the emergency access opening area. The Lot Owners Association shall be responsible for the continued maintenance of the emergency access opening area. The City of Wichita is hereby granted the right to enter upon such premises at any time for the purposes of constructing, maintaining, and repairing such emergency access opening. Interior sideyard building setbacks shall be 5.00 feet. Reserve "A" is hereby reserved for irrigation, walls, fences, signage, landscaping, lighting, an emergency access drive and gate. Reserves "B" and "C" are hereby reserved for irrigation, walls, signage, walks, lighting, landscaping, playground improvements, dog park improvements, berms, lakes, drainage, drainage structures, and utilities confined to easements. The Reserves are to be owned and maintained by the Home Owners Association for the addition, their successors and/or assigns. A Minimum Pad Elevation for lowest openings is shown on the accompanying table. 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. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowner's Association covenants.

VCRC 4, LLC, a series of VCRC, LLC,
a Kansas series limited liability company
Managing Member
Ryan Nett

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this ____ day of _____, 2019, by Ryan Nett, Managing Member, on behalf of VCRC 4, LLC, a series of VCRC, LLC, a Kansas series limited liability company.

Jessica L. Woolsey
Notary Public

My appointment expires _____.

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

Emprise Bank

Commercial Banker

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me this ____ day of _____, 2019, by _____, Commercial Banker, on behalf of Emprise Bank.

Notary Public

My appointment expires _____.

This plat of "VCRC ADDITION", an Addition to 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 _____, 2019.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair
Chuck Warren

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 _____, 2019.

At the Direction of the City Council

Mayor
Jeff Longwell

City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2019.

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

Entered on transfer record this ____ day of _____, 2019.

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

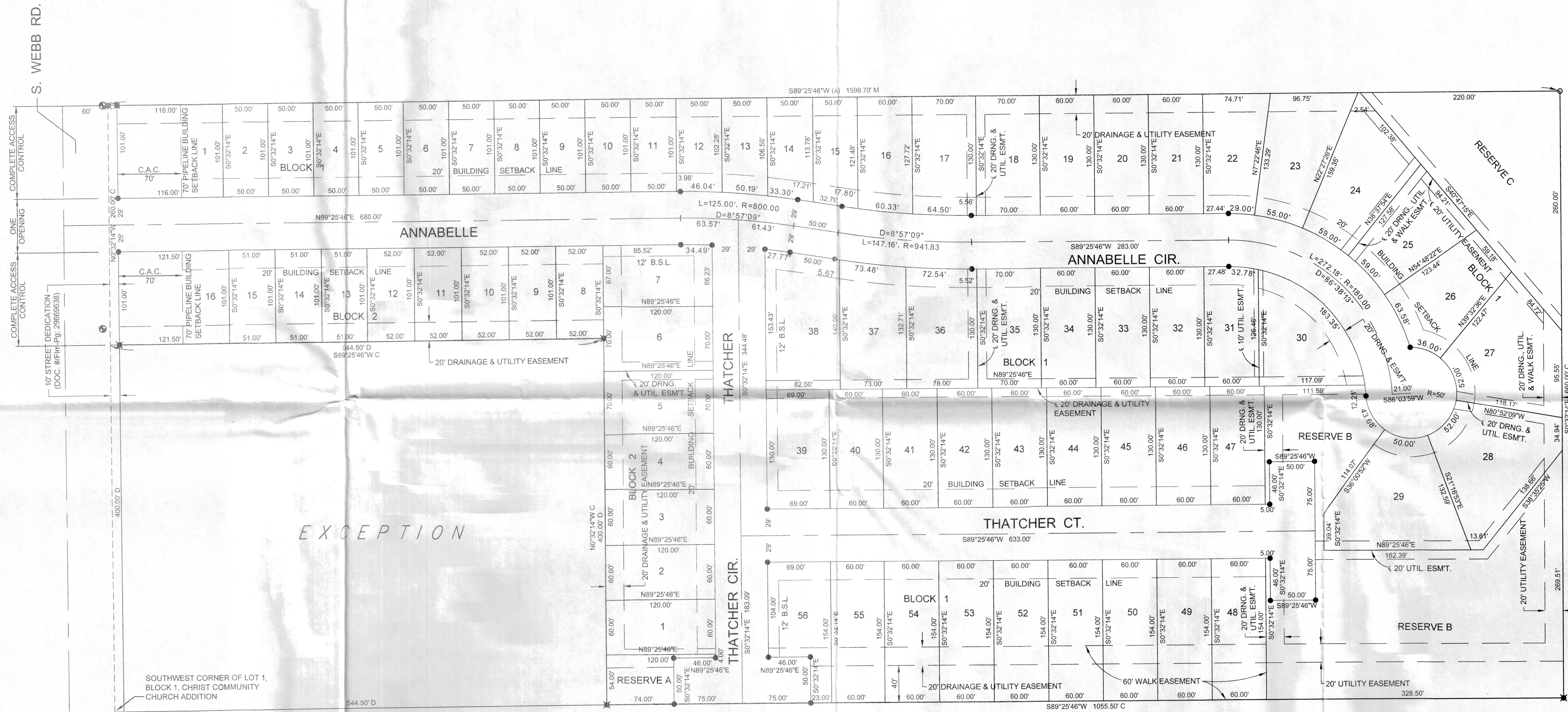
Deeds, this ____ day of _____, 2019, at ____ o'clock ____ M, and is duly recorded.

Register of Deeds
Tonya Buckingham

Deputy
Kenly Zehring

VCRC ADDITION

Wichita, Sedgwick County, Kansas



SOUTHWEST CORNER OF LOT 1,
BLOCK 1, CHRIST COMMUNITY
CHURCH ADDITION

(A) = Assumed Kansas Zone South Grid Bearing
P = Platted
M = Measured
C = Calculated

SURVEY MARKER LEGEND

- 1/2" REBAR W/BAUGHMAN CAP (FOUND)
- ⊗ 5/8" REBAR (FOUND - ORIGIN UNKNOWN)
- MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER
- ⊗ 5/8" REBAR W/GARVER CAP (SET)



BENCHMARK: CHISELED SQUARE ON THE TOP OF SIDEWALK, 44 FEET EAST OF THE CENTERLINE OF WEBB RD AND 1.986 FEET NORTH OF THE CENTERLINE OF PAWNEE, ELEVATION = 1377.19 (NAVD88, G12B)

BENCHMARK: CHISELED SQUARE ON THE TOP OF SIDEWALK, 42 FEET EAST OF THE CENTERLINE OF WEBB RD AND 1.744 FEET NORTH OF THE CENTERLINE OF PAWNEE, ELEVATION = 1377.96 (NAVD88, G12B)

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (NAVD88)
1	25, 26, 27	1381.0
1	28, 29, 48	1383.0

