

KANSAS SURGERY AND RECOVERY CENTER 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
 Sedgwick County) Sedgwick County do hereby certify that we have surveyed and
 aforesaid county and state do hereby certify that we have surveyed and
 platted "KANSAS SURGERY AND RECOVERY CENTER 3RD ADDITION", Wichita,
 Sedgwick County, Kansas and that the accompanying plat is a true and
 correct exhibit of the property surveyed, described as and being a replat
 of a portion of Lot 2, Block 1, Kansas Surgery and Recovery Center
 Addition to Wichita, Sedgwick County, Kansas, described as commencing at
 the eastern most corner of said Lot 2; thence N45°59'09"W, along the
 Northerly line of said Lot 2, 46.19 feet to the point of beginning; thence
 S43°53'31"W, 341.43 feet to a point in the Southerly line of said Lot 2;
 thence N43°56'39"W, along the Southerly line of said Lot 2, 32.37 feet to
 the P.C. of a curve to the left; thence along said curve to the left and an
 arc length of 180.91 feet, having a radius of 276.36 feet, a central angle
 of 37°30'22"; a chord length of 177.69 feet, and a chord bearing of
 N62°41'50"W; thence N44°00'51"E, 391.46 feet to a point on the Northerly
 line of said Lot 2; thence S45°59'09"E, 201.81 feet to the point of
 beginning.

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

All being situated in the Northwest Quarter of
 Section 4, Township 27 South, Range 2 East of the
 Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.



_____, Surveyor
 Michael G. Conrey, PLS #971

Know all men by these presents that we, the
 undersigned, have caused the land in the surveyors certificate to be
 platted into Lots and a Block, to be known as "KANSAS SURGERY AND
 RECOVERY CENTER 3RD ADDITION", Wichita, Sedgwick County, Kansas. The
 utility easements are hereby granted to the public as indicated for the
 construction and maintenance of all public utilities. The drainage easement
 is hereby granted to the public as indicated for drainage purposes. The
 water line easement is hereby granted to the public as indicated for the
 construction and maintenance of public water lines and related
 appurtenances. 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 public
 bicycle/pedestrian path located in the bike path easement and agreement
 shall be maintained by the City of Wichita, Kansas. Access controls shall
 be as depicted on the face of the plat and are hereby granted to the City
 of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest
 opening to the structures shall be as indicated on the face of the plat.

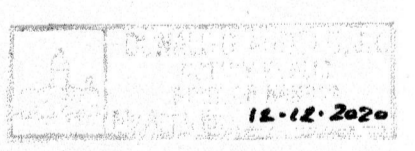
RESS Alliance, L.L.C.,
 a Kansas limited liability company

_____, Manager
 Ely Bartal

State of Kansas) SS The foregoing instrument acknowledged before
 Sedgwick County) me, this 5th day of June, 2020, by Ely Bartal, Manager of
 RESS Alliance, L.L.C., a Kansas limited liability company, on behalf of the
 limited liability company.

_____, Notary Public
 DONALD G. MARSHALL, JR.

My App't. Exp. 12-12-2020



This plat of "KANSAS SURGERY AND
 RECOVERY CENTER 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 _____, 2020.
 Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
 Charles A. Warren

_____, Secretary
 Scott A. Wadle

This plat approved and all dedications
 shown hereon accepted by the City Council of the City of Wichita,
 Kansas, this _____ day of _____, 2020.

_____, Mayor,
 City of Wichita
 Brandon J. Whipple

_____, City Clerk
 Karen Sublett

Reviewed in accordance with K.S.A. 58-2005
 on this _____ day of _____, 2020.

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

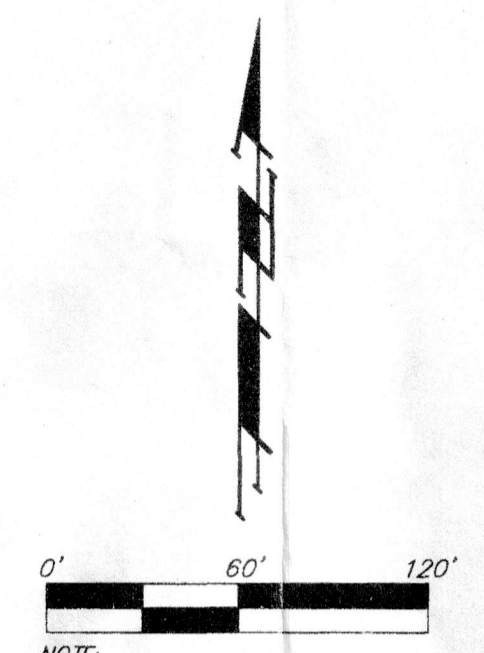
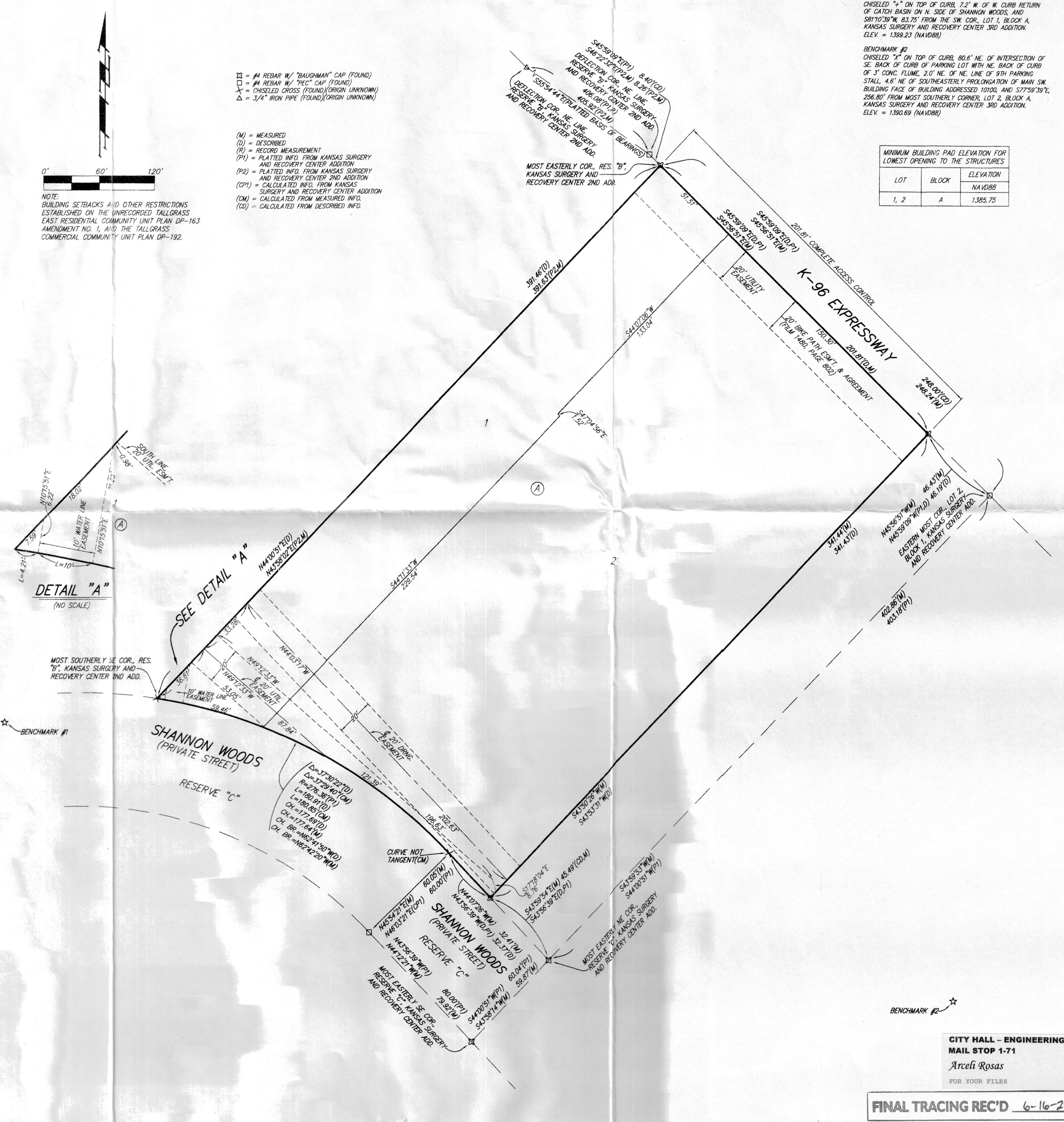
Entered on transfer record this _____ day
 of _____, 2020.

_____, County Clerk
 Kelly B. Arnold

State of Kansas) SS This is to certify that this plat has been
 Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
 of _____, 2020 at _____ o'clock _____ M, and is duly recorded.

_____, Register of Deeds
 Tonya Buckingham

_____, Deputy
 Kenly Zehring



- ⊠ = #4 REBAR W/ 'BAUGHMAN' CAP (FOUND)
- ⊡ = #4 REBAR W/ 'PCC' CAP (FOUND)
- ✕ = CHEELED CROSS (FOUND)(ORIGIN UNKNOWN)
- △ = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)

- (M) = MEASURED
- (D) = DESCRIBED
- (R) = RECORD MEASUREMENT
- (P1) = PLATTED INFO. FROM KANSAS SURGERY AND RECOVERY CENTER ADDITION
- (P2) = PLATTED INFO. FROM KANSAS SURGERY AND RECOVERY CENTER 2ND ADDITION
- (CP1) = CALCULATED INFO. FROM KANSAS SURGERY AND RECOVERY CENTER ADDITION
- (CM) = CALCULATED FROM MEASURED INFO.
- (CD) = CALCULATED FROM DESCRIBED INFO.

NOTE:
 BUILDING SETBACKS AND OTHER RESTRICTIONS
 ESTABLISHED ON THE UNRECORDED TALLGRASS
 EAST RESIDENTIAL COMMUNITY UNIT PLAN DP-163
 AMENDMENT NO. 1, A19, 'THE TALLGRASS'
 COMMERCIAL COMMUNITY UNIT PLAN DP-192.

BENCHMARK
 BENCHMARK #1
 CHEELED "X" ON TOP OF CURB, 7.2' W. OF W. CURB RETURN
 OF CATCH BASIN ON N. SIDE OF SHANNON WOODS, AND
 58710.59' W. 83.75' FROM THE SW. COR. LOT 1, BLOCK A,
 KANSAS SURGERY AND RECOVERY CENTER 3RD ADDITION.
 ELEV. = 1399.23 (NAVD88)

BENCHMARK #2
 CHEELED "X" ON TOP OF CURB, 80.6' NE. OF INTERSECTION OF
 SE. BACK OF CURB OF PARKING LOT WITH NE. BACK OF CURB
 OF 3' CONC. FLUME, 2.0' NE. OF NE. LINE OF 9TH PARKING
 STALL, 4.6' NE. OF SOUTHEASTERLY PROLONGATION OF MAIN SW.
 BUILDING FACE OF BUILDING ADDRESSED 10000, AND S77°59'39"E,
 256.80' FROM MOST SOUTHERLY CORNER, LOT 2, BLOCK A,
 KANSAS SURGERY AND RECOVERY CENTER 3RD ADDITION.
 ELEV. = 1390.69 (NAVD88)

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1, 2	A	1,385.75

NOTE: EXISTING DECLARATION OF GROSS LOT ACCESS AND EASEMENT AFFECTS THIS PLAT AND OTHER PROPERTY. (DOC.#/FLM-PG: 28668429).

NOTE: EXISTING CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT AFFECTS THIS PLAT AND OTHER PROPERTY. (FILM 1945, PAGE 202).

NOTE: EXISTING DRAINAGE AGREEMENT AFFECTS THIS PLAT AND OTHER PROPERTY. (DOC.#/FLM-PG: 28668430).

NOTE: EXISTING DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS AFFECTS THIS AND OTHER PROPERTY. (DOC.#/FLM-PG: 28668431).

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

FINAL TRACING REC'D 6-16-20

Baughman Company, P.A.
 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
 Engineering | Surveying | Planning | Landscape Architecture