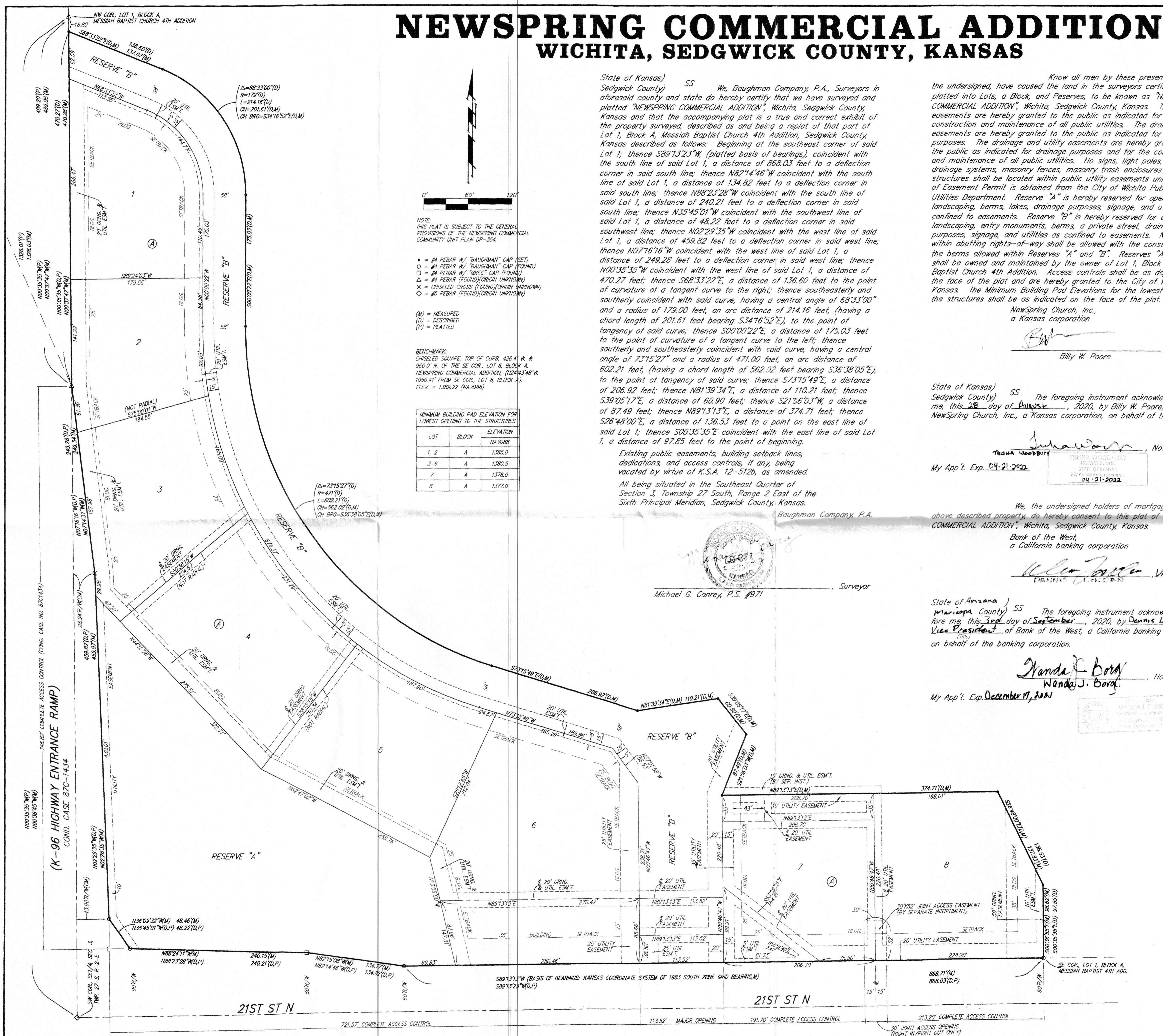


FINAL TRACING REC'D 9-10-20

# NEWSPRING COMMERCIAL ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS



NOTE: THIS PLAT IS SUBJECT TO THE GENERAL PROVISIONS OF THE NEWSRING COMMERCIAL COMMUNITY UNIT PLAN DP-354.

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "KREC" CAP (FOUND)
- △ = #4 REBAR (FOUND)/ORIGIN UNKNOWN
- × = CHISELED CROSS (FOUND)/ORIGIN UNKNOWN
- ◇ = #5 REBAR (FOUND)/ORIGIN UNKNOWN

(M) = MEASURED  
 (D) = DESCRIBED  
 (P) = PLATTED

BENCHMARK:  
 CHISELED SQUARE, TOP OF CURB, 426.4' W. & 960.0' N. OF THE SE COR., LOT 8, BLOCK A, NEWSRING COMMERCIAL ADDITION, (N24°43'48"W, 1058.41' FROM SE COR., LOT 8, BLOCK A).  
 ELEV. = 1389.22 (NAVD88)

LOT	BLOCK	ELEVATION
1, 2	A	1385.0
3-6	A	1380.5
7	A	1378.0
8	A	1372.0

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and platted "NEWSRING COMMERCIAL 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 that part of Lot 1, Block A, Messiah Baptist Church 4th Addition, Sedgwick County, Kansas described as follows: Beginning at the southeast corner of said Lot 1; thence S89°13'23"W, (platted basis of bearings), coincident with the south line of said Lot 1, a distance of 868.03 feet to a deflection corner in said south line; thence N82°14'46"W coincident with the south line of said Lot 1, a distance of 134.82 feet to a deflection corner in said south line; thence N88°23'28"W coincident with the south line of said Lot 1, a distance of 240.21 feet to a deflection corner in said south line; thence N35°45'01"W coincident with the southwest line of said Lot 1, a distance of 48.22 feet to a deflection corner in said southwest line; thence N02°29'35"W coincident with the west line of said Lot 1, a distance of 459.82 feet to a deflection corner in said west line; thence N07°16'16"W coincident with the west line of said Lot 1, a distance of 249.28 feet to a deflection corner in said west line; thence N00°35'35"W coincident with the west line of said Lot 1, a distance of 470.27 feet; thence S68°33'22"E, a distance of 136.60 feet to the point of curvature of a tangent curve to the right; thence southeasterly and southerly coincident with said curve, having a central angle of 68°33'00" and a radius of 179.00 feet, an arc distance of 214.16 feet, (having a chord length of 201.61 feet bearing S34°16'52"E), to the point of tangency of said curve; thence S00°00'22"E, a distance of 175.03 feet to the point of curvature of a tangent curve to the left; thence southerly and southeasterly coincident with said curve, having a central angle of 73°15'27" and a radius of 471.00 feet, an arc distance of 602.21 feet, (having a chord length of 562.32 feet bearing S36°38'05"E), to the point of tangency of said curve; thence S73°15'49"E, a distance of 206.92 feet; thence N81°39'34"E, a distance of 110.21 feet; thence S39°05'17"E, a distance of 60.90 feet; thence S21°56'03"W, a distance of 87.49 feet; thence N89°13'13"E, a distance of 374.71 feet; thence S26°48'00"E, a distance of 136.53 feet to a point on the east line of said Lot 1; thence S00°35'35"E coincident with the east line of said Lot 1, a distance of 97.85 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 Southeast Quarter of Section 3, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.  
 Michael G. Conroy, P.S. #971, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, and Reserves, to be known as "NEWSRING COMMERCIAL 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 easements are hereby granted to the public as indicated for drainage purposes. 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. 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, berms, lakes, drainage purposes, signage, and utilities as confined to easements. Reserve "B" is hereby reserved for open space, landscaping, entry monuments, berms, a private street, drainage purposes, signage, and utilities as confined to easements. No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within Reserves "A" and "B". Reserves "A" and "B" shall be owned and maintained by the owner of Lot 1, Block A, Messiah Baptist Church 4th Addition. 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.

NewSpring Church, Inc., a Kansas corporation  
 Billy W. Poore, Treasurer

State of Kansas) SS The foregoing instrument acknowledged before me, this 28 day of August, 2020, by Billy W. Poore, Treasurer of NewSpring Church, Inc., a Kansas corporation, on behalf of the corporation.

Trisha Woodbury, Notary Public  
 My App't. Exp. 04-21-2022

We, the undersigned holders of mortgages on the above described property, do hereby consent to this plat of "NEWSRING COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas.  
 Bank of the West, a California banking corporation  
 Kelly B. Arnold, Vice President

State of Arizona) SS The foregoing instrument acknowledged before me, this 3rd day of September, 2020, by Dennis London, Vice President of Bank of the West, a California banking corporation, on behalf of the banking corporation.  
 Wanda J. Boyd, Notary Public  
 My App't. Exp. December 17, 2021

This plat of "NEWSRING COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
 Dated this 10th day of September, 2020.  
 Wichita-Sedgwick County Metropolitan Area Planning Commission

Charles A. Warren, Chair  
 Scott A. Wadle, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 10th day of September, 2020.  
 Mayor, Brandon J. Whipple, City of Wichita  
 Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 10th day of September, 2020.

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

Entered on transfer record this 10th day of September, 2020.  
 Kelly B. Arnold, County Clerk

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 10th day of September, 2020 at 10:00 a.m.; and is duly recorded.

Tonya Buckingham, Register of Deeds  
 Kenly Zehring, Deputy