

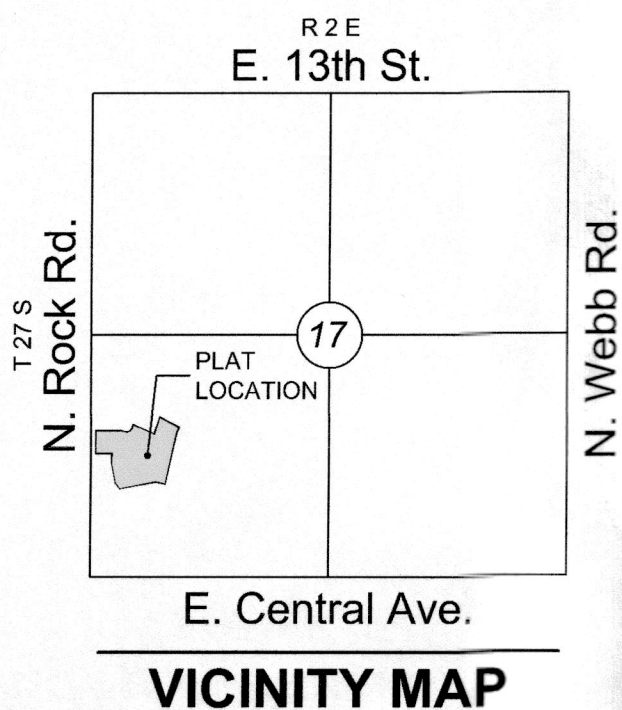
CITY HALL - ENGINEERING
MAIL STOP 1-71
Arceli Rosas
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FINAL TRACING REC'D
RECEIVED AUG 19 2022

FINAL PLAT

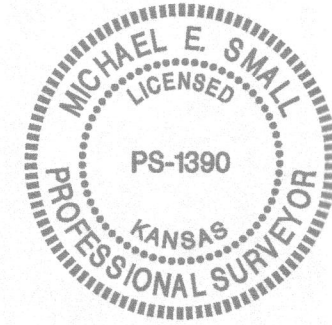
VICKRIDGE ESTATE ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

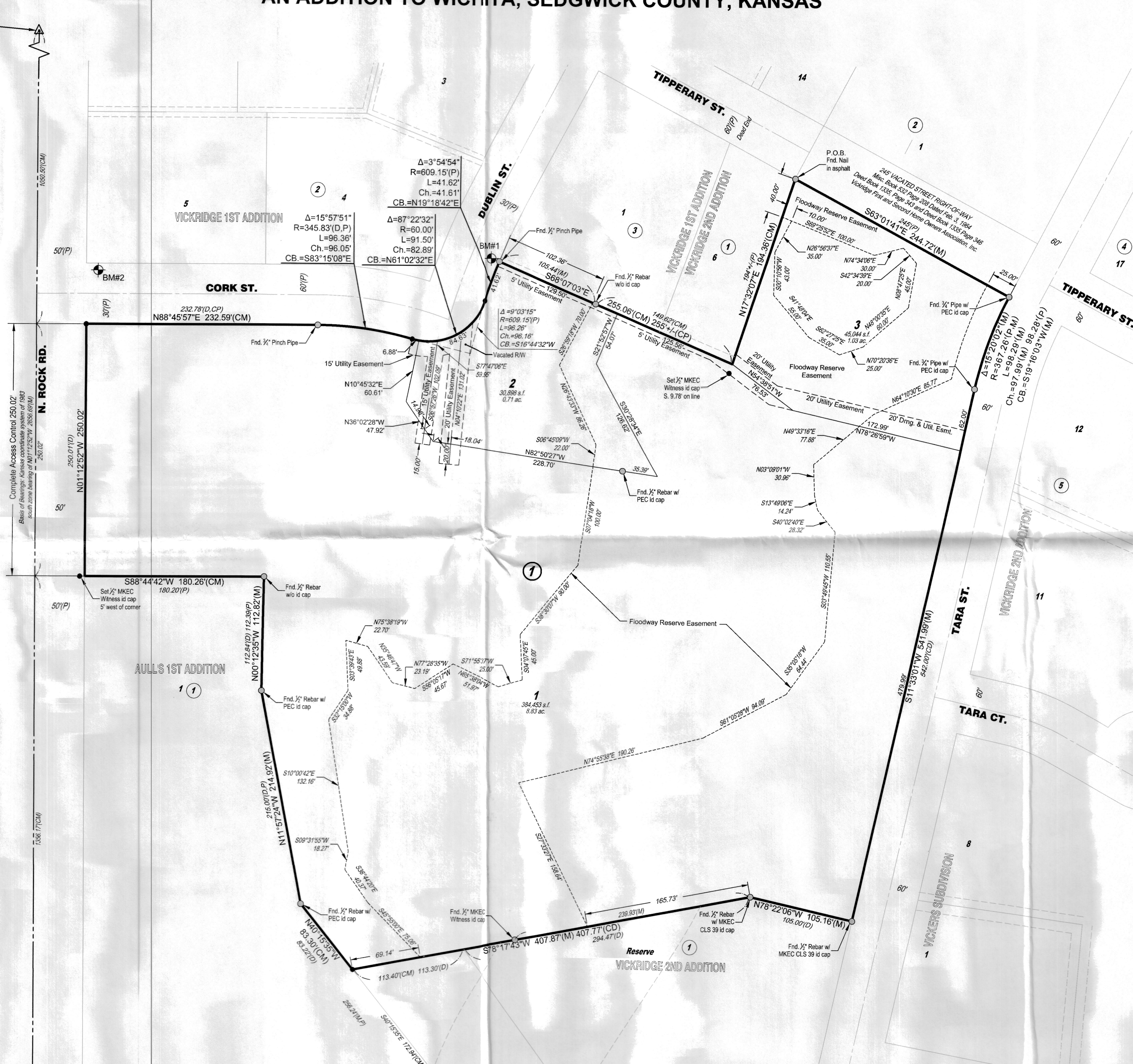


FLOODWAY NOTE:

FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Portions of the land within the plat boundaries are encumbered with a floodplain at the time of final platting. No permanent buildings shall be constructed within the floodplain, nor any fill, change in grade, creation of channel or other work be carried on without the written permission of the Floodplain Manager. There are existing bridges within the floodplain channel. For further information, see current applicable FEMA Flood Insurance Rate Maps (FIRM). See the drainage plan/report on file with the City of Wichita for the base flood elevations and floodway/floodplain delineations.



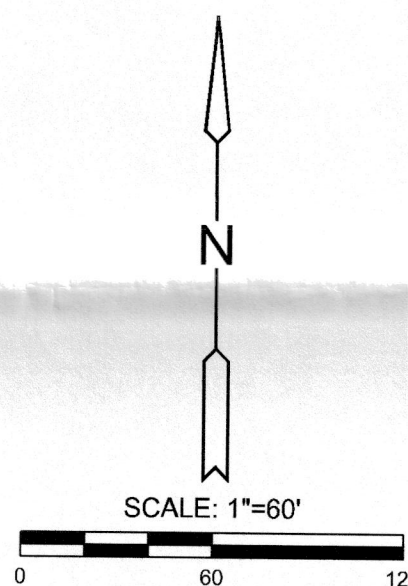
SW cor. SW 1/4,
Sec. 17, T27S, R2E, 6th P.M.
Fnd. 3/4" Pipe in Thimble



BENCHMARK

- BM#1 Square cut top of curb at NW corner of Lot 2, Block 3, Vickridge First Addition. Elev.=1351.17 NAVD88
- BM#2 Square cut top of curb at east return, NE corner of Cork and Rock Road. Elev.=1357.92 NAVD88

MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOT(S) inclusive	BLOCK	ELEVATION NAVD 88
1 & 2	1	1349.4
3	1	1351.0



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N01°12'52"W on the west line of Southwest Quarter, Section 17, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.
This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

LEGEND

- Date of Survey: June 2022
- △ = Section Corner Monument Found
- = Found monument (see annotation for type)
- = Set 3/8" rebar w/ MKEC CLS 39 id. cap
- ⊕ = Benchmark
- (M) = Measured
- (D) = Described
- (P) = Platted
- (CM) = Calculated from Measured
- (CD) = Calculated from Described
- (CP) = Calculated from Plat
- 1 = Lot
- ① = Block

FINAL PLAT

VICKRIDGE ESTATE ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

CERTIFICATE OF SURVEY

I, Michael E. Small, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "VICKRIDGE ESTATE ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots and a Block, the same being accurately set forth in the accompanying plat and described herein:

A contiguous tract of land lying within:

Parcel 1:
Lot 3, Block 3, First Addition to Vickridge, Sedgwick County, Kansas, TOGETHER WITH the east half of vacated Dublin Street adjoining said Lot on the west, TOGETHER WITH: A tract of land in the Southwest Quarter of Section 17, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, more particularly described as: BEGINNING at the southwest corner of Lot 3, Block 3, First Addition to Vickridge, thence along a curve to the right having a radius of 110 feet and chord bearing S51°01'58"W, through a central angle of 42°20'12", an arc distance of 81.28 feet; thence bearing S00°11'07"W along the west line of the Reserve, Second Addition to Vickridge, a distance of 80.46 feet; thence bearing S79°33'47"W, a distance of 33.49 feet; thence bearing N00°00'08"W, a distance of 191.67 feet; thence bearing N89°58'52"E, a distance of 109.58 feet to the east line of Lot 3, Block 3, First Addition to Vickridge; thence along a curve to the right with a radius of 110.00 feet and chord bearing S14°49'31"W, through a central angle of 30°04'42", an arc distance of 57.75 feet to the southwest corner of said Lot 3, Block 3 and the POINT OF BEGINNING, TOGETHER WITH, Part of the Reserve, Block 1, Second Addition to Vickridge, Sedgwick County, Kansas described as: BEGINNING at the southeast corner of Lot 3, Block 3, First Addition to Vickridge, thence bearing S00°36'22"W, along the east line of said Lot 3, extended a distance of 81.14 feet to the centerline of the existing tributary to Gypsum Creek; thence along the centerline of said Gypsum Creek tributary bearing; S76°19'57"W, a distance of 45.05 feet; thence S79°33'47"W, a distance of 204.67 feet to the west line of the Reserve, Block 1, Second Addition to Vickridge; thence bearing N00°11'07"E, along the west line of said Reserve, a distance of 80.46 feet to the beginning of a non tangent curve having a radius of 110 feet and chord bearing N51°01'58"E; thence along said curve through a central angle of 42°20'12", an arc distance of 81.28 feet to the southwest corner of Lot 3, Block 3, First Addition to Vickridge; thence bearing S89°30'41"E, along the south line of said Lot 3, a distance of 183.90 to the POINT OF BEGINNING, TOGETHER WITH,

Parcel 2:
Lot 8, Block 1 Second Addition to Vickridge, Sedgwick County, Kansas, TOGETHER WITH, Part of Lot 4, Block 1, Second Addition to Vickridge, Sedgwick County, Kansas described as: BEGINNING at the southwest corner of Lot 4, Block 1, Second Addition to Vickridge; thence N00°34' 07"E, along the west line of said Lot 4, a distance of 42.75 feet; thence bearing S51°15'43"E, a distance of 95.44 feet to the south line of said Lot 4; thence bearing N77°13'38"W, along the south line of said Lot 4, a distance of 76.77 feet to the POINT OF BEGINNING, TOGETHER WITH, Part of the Reserve, Block 1, Second Addition to Vickridge, Sedgwick County, Kansas described as: BEGINNING at the southeast corner of Lot 8, Block 1, Second Addition to Vickridge, thence bearing N00°34'07"E, along the east line of said Lot 8, a distance of 63.28 feet to the southwest corner of Lot 4, Block 1, Second Addition to Vickridge; thence bearing S77°13'38"E, along the south line of said Lot 4, a distance of 76.77 feet to the centerline of the existing tributary to Gypsum Creek; thence along the centerline of said Gypsum Creek tributary the following courses; S43°31'58"E, a distance of 25.87 feet; S03°25'22"W, a distance of 35.81 feet; S47°34'08"W, a distance of 63.98 feet; S76°19'57"W, a distance of 123.30 feet; thence N00°36'22"E, a distance of 81.14 feet to the southwest corner of said Lot 8; thence bearing S89°30'41"E, along the south line of said Lot 8, a distance of 75.00 feet to the POINT OF BEGINNING, TOGETHER WITH,

Parcel 3:
A tract of land in the Southwest Quarter of Section 17, Township 27 south, Range 2 east of the Sixth Principal Meridian, Sedgwick County, Kansas more particularly described as follows: BEGINNING at the point of intersection of the south line of Cork with the east line of Rock Road as shown by the plat of First Addition to Vickridge, Sedgwick County, Kansas; thence east a distance of 232.78 feet; thence on a curve to the right, said curve having a radius of 345.83 feet, a distance of 96.57 feet; thence southerly on a curve to the left, said curve having a radius 669.15 feet, a distance of 156.85 feet, thence south a distance of 81.20 feet, thence west a distance of 309.80 feet, thence north a distance of 250.01 feet to the POINT OF BEGINNING, TOGETHER WITH the west half of vacated Dublin Street adjoining on the east, TOGETHER WITH,

Parcel 4:
Lot 4, Block 1, Second Addition to Vickridge, Sedgwick County, Kansas, EXCEPT BEGINNING at the southwest corner of Lot 4, Block 1, Second Addition to Vickridge; thence N00°34' 07"E, along the west line of said Lot 4, a distance of 42.75 feet; thence bearing S51°15'43"E, a distance of 95.44 feet to the south line of said Lot 4; thence bearing N77°13'38"W, along the south line of said Lot 4, a distance of 76.77 feet to the POINT OF BEGINNING, TOGETHER WITH, Lot 5, Block 1, Second Addition to Vickridge, Sedgwick County, Kansas, TOGETHER WITH, A portion of the "Reserve", Block 1, Second Addition to Vickridge, Sedgwick County, Kansas; more particularly described as BEGINNING at the northeast corner of said "Reserve"; thence bearing S12°47'51"W, along the east line of said "Reserve", a distance of 300.00 feet; thence bearing N77°12'09"W, a distance of 105.00 feet; thence bearing S79°33'47"W, a distance of 294.47 feet to the westerly line of said "Reserve"; thence bearing N36°54'53"W, a distance of 149.21 feet; thence bearing N00°11'07"E, a distance of 63.15 feet; thence bearing N79°33'47"E, a distance of 204.67 feet; thence bearing N76°19'57"E, a distance of 168.35 feet; thence bearing N47°34'08"E, a distance of 63.98 feet; thence bearing N03°25'22"E, a distance of 35.81 feet; thence bearing N43°31'58"W, a distance of 25.87 feet to a point on the south line of Lot 4, Block 1 of said Addition; thence bearing S77°13'38"E, along said south line, a distance of 155.29 feet to the POINT OF BEGINNING, TOGETHER WITH, A tract of land in the Southwest Quarter of Section 17, Township 27 south, Range 2 east of the Sixth Principal Meridian, Sedgwick County, Kansas more particularly described as follows: BEGINNING at the northeast corner of Lot 1, Block 1, Aull's First Addition to Wichita, Sedgwick County, Kansas; thence bearing S01°01'09"W, along the east line of said Lot 1, a distance of 112.84 feet; thence bearing S10°42'13"E, a distance of 215.00 feet; thence bearing S39°12'23"E, a distance of 83.22 feet; thence bearing N79°33'47"E, a distance of 113.30 feet to a point on the westerly line of the "Reserve", Block 1, Second Addition to Vickridge, Sedgwick County, Kansas; thence bearing N36°54'53"W, along said westerly line, a distance of 149.21 feet; thence bearing N00°11'07"E, along the westerly line of said "Reserve", a distance of 63.15 feet; thence bearing S79°33'47"W, a distance of 33.49 feet; thence bearing N00°00'08"W, a distance of 191.67 feet; thence bearing S89°58'52"W, a distance of 79.59 feet to the POINT OF BEGINNING, TOGETHER WITH,

Tract A:
Lot 2, Block 3, First Addition to Vickridge, Sedgwick County, Kansas, TOGETHER WITH the east half of vacated Dublin Street lying south of the south line of Cork Street extended east, TOGETHER WITH,

Tract B:
Lot 7, Block 1, Second Addition to Vickridge, Sedgwick County, Kansas, TOGETHER WITH,

Tract C:
A tract of land lying within that part of Dublin Street right-of-way, First Addition to Vickridge, Sedgwick County, Kansas; said tract being more particularly described as follows: COMMENCING at the northwest corner of Lot 2, Block 3, said addition, thence along the east right-of-way of said Dublin Street, on a curve to the left having a radius of 609.15 feet, a central angle of 3°54'54", a chord of which bears S19°18'42"W for a distance of 41.61 feet, thence along said the arc of said curve to the left 41.62 feet to the POINT OF BEGINNING; thence continuing along said along a curve to the left having a radius of 609.15 feet, a central angle of 5°08'22", a chord of which bears S14°47'05"W for a distance of 54.62 feet; thence along said the arc of said curve to the left 54.64 feet; thence N77°47'06"W, 54.67 feet along the north line of the Vacated Dublin Street per Film 89, Page 1035; thence, along a curve to the left having a radius of 60.00 feet, a central angle of 82°20'11", a chord of which bears N58°31'21"E for a distance of 78.99 feet; thence along the arc of said curve to the left 86.22 feet to the POINT OF BEGINNING,

Said contiguous tract of land being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 5, Block 1, Second Addition to Vickridge, Sedgwick County, Kansas, being common to a point of the south line of vacated Tipperary Street right-of-way; thence along the north line of said Lot 5 and said south line of vacated right-of-way on a Kansas coordinate system of 1983 south zone bearing of S63°01'41"E, 244.72 feet to the northeast corner of said Lot 5, being common to the west right-of-way line of Tara Street and also a point on a non-tangent curve to the left, said curve having a radius of 367.26 feet, a central angle of 15°20'02", a chord bearing of S19°16'03"W, and a chord distance of 97.99 feet; thence along said non-tangent curve to the left and along the extended east line of said Lots 4 and 5, and Reserve, said Block 1, and said west right-of-way line for the next courses, 98.29 feet; thence S11°33'01"W, 541.99 feet; thence N78°22'06"W, 105.16 feet; thence S78°17'43"W, 407.87 feet to a point on the east line of Lot 1, Block 1, Aull's First Addition to Wichita, Sedgwick County, Kansas; thence along said east line for the next three courses, N40°15'35"W, 83.30 feet; thence N11°57'24"W, 214.92 feet; thence N00°12'35"W, 112.82 feet to the northeast corner of said Lot 1, Block 1; thence along the north line of said Lot 1, S88°44'42"W, 180.26 feet to the northwest corner of said Lot 1, being common to the east right-of-way line of Rock Road; thence along said east right-of-way line, N01°12'52"W, 250.02 feet to a point on the south right-of-way line of Cork Street; thence along said south right-of-way line for the next two courses, N88°45'57"E, 232.59 feet to a point on a curve to the right, said curve having a radius of 345.83 feet, a central angle of 15°57'51", a chord bearing of S83°15'08"E, and a chord distance of 96.05 feet; thence along said curve to the right, 96.36 feet to a point on a curve to the left, said curve having a radius of 60.00 feet, a central angle of 87°22'32", a chord bearing of N61°02'32"E, and a chord distance of 82.89 feet; thence along said curve to the left, 91.50 feet to a point on the west line of Lot 2, Block 3, First Addition to Vickridge, Sedgwick County, Kansas, being common to the east right-of-way line of Dublin Street, and a point on a curve to the right, said curve having a radius of 609.15 feet, a central angle of 03°54'54", a chord bearing of N19°18'42"E, and a chord distance of 41.61 feet; thence along said curve to the right and along said west line and common said east right-of-way line, 41.62 feet to the northwest corner of said Lot 2; thence along the extended north line of said Lot 2 and Lot 7, Block 1, said Second Addition to Vickridge, S68°07'03"E, 255.06 feet to a point on the west line of said Lot 5, Block 1, said Second Addition to Vickridge; thence along said west line, N17°32'07"E, 194.36 feet to the POINT OF BEGINNING.

Said contiguous tract CONTAINS: 460,395 square feet or 10.57 acres of land, more or less.

2/2

CERTIFICATE OF SURVEY (cont.)

All streets, easements, rights-of-way, building setbacks, access controls; together with all of Right-of-Way recorded on Misc. Book 467, Page 417; together with all of an Easement recorded on Misc. Book 499, Page 346; together with that part of a Perpetual Drainage and Utility Easement recorded on Misc. Book 566, Page 441; together with all of the Utility Easement recorded on Film 88, Page 1130 & Film 89, Page 1035; together with all of the Dedication recorded on Film 560, Page 1179; together with all other public dedications within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ____ day of _____, 2022.

Michael E. Small P.S. #1390
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206



OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots and a Block, the same to be known as "VICKRIDGE ESTATE ADDITION" an addition to Wichita, Sedgwick County, Kansas.

Utility Easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. 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 sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. 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. Easements by separate instrument shall be obtained for the extension of utilities to service lots with the design and construction of said infrastructure.

All abutters rights of access to or from North Rock Road over and across the west line of "VICKRIDGE ESTATE ADDITION," are hereby granted to the appropriate governing body.

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 Homeowners' Association covenants. The property owner shall provide a copy of the Individual Lot Grading Plan and the Individual Lot Grading Plan Certificate pertaining to such owner's lot to any person installing a lawn, landscaping, fencing, or other improvements or structures and require them to maintain the grade levels shown on the Individual Lot Grading Plan Certificate. Lots 1, 2, and 3, Block 1 are required to adhere to the minimum pad elevation(s) as per the "Minimum Pad Elevations" table shown hereon (Page 1 of 2).

FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Portions of the land within the plat boundaries are encumbered with a floodplain at the time of final platting. No permanent buildings shall be constructed within the floodway reserve easement, nor any fill, change in grade, creation of channel, or other work be carried on without the written permission of the Floodplain Manager. For further information, see current applicable FEMA Flood Insurance Rate Maps (FIRM). See the associated VICKRIDGE ESTATE ADDITION drainage plan/report on file with the City of Wichita for more information.

(as to Parcels 1, 2, 3, 4, and Tract C)
The G. Laham Revocable Trust U/A/D
June 30, 2005

George E. Laham, II, Trustee

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on ____ day of _____, 2022, by George E. Laham, II, Trustee of The G. Laham Revocable Trust U/A/D June 30, 2005.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Affix Seal

_____, Notary Public:

My Term Expires: _____

(as to Tract A and B)
Ranch 21, L.L.C., a Kansas limited liability company,
By: Laham Development Company, L.L.C., its manager

George E. Laham, II, Manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on ____ day of _____, 2022, by George E. Laham, II, as Manager of Laham Development Company, L.L.C., which is Manager of Ranch 21, L.L.C., a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Affix Seal

_____, Notary Public:

My Term Expires: _____

PLANNING COMMISSION CERTIFICATE

This plat of "VICKRIDGE ESTATE ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 2022.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION,
Wichita, Kansas.

By _____
William M. Johnson, Chair

Attest:

Scott A. Wadle, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this ____ day of _____, 2022.

At the direction of the City Council.

Brandon J. Whipple, Mayor

Attest:

Jamie Buster, City Clerk

REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 2022, at _____ o'clock ____ M, and is duly recorded.

Tonya E. Buckingham, Register of Deeds

Attest:

Kenly Zehring, Deputy

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this ____ day of _____, 2022.

Kelly B. Arnold, County Clerk

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2022.

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

