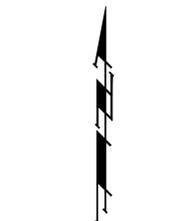


VILLAGE CHARTERS 3RD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



DATE OF PREPARATION: 30 APRIL 2018
DATE OF TOPOGRAPHY: 24 JANUARY 2018
CONTOUR INTERVALS = 1 FOOT

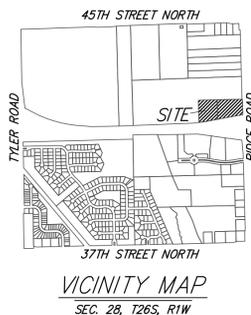
ATT Pad □ = Powerpole
Guy □ = Guy Anchor
PP □ = Powerpole
LP □ = Powerpole
TR 15" ○ = Tree

WTR = WATER LINE
A&T = AIR & TELEPHONE LINE
GAS = GAS LINE
CATV = CABLE TELEVISION LINE
OHE = OVERHEAD ELECTRIC LINE
EXSS = EXISTING SURFACE STRUCTURE
USE = UNDERGROUND ELECTRIC LINE
SPRINKLER = SPRINKLER LINE

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1	A	1339.0

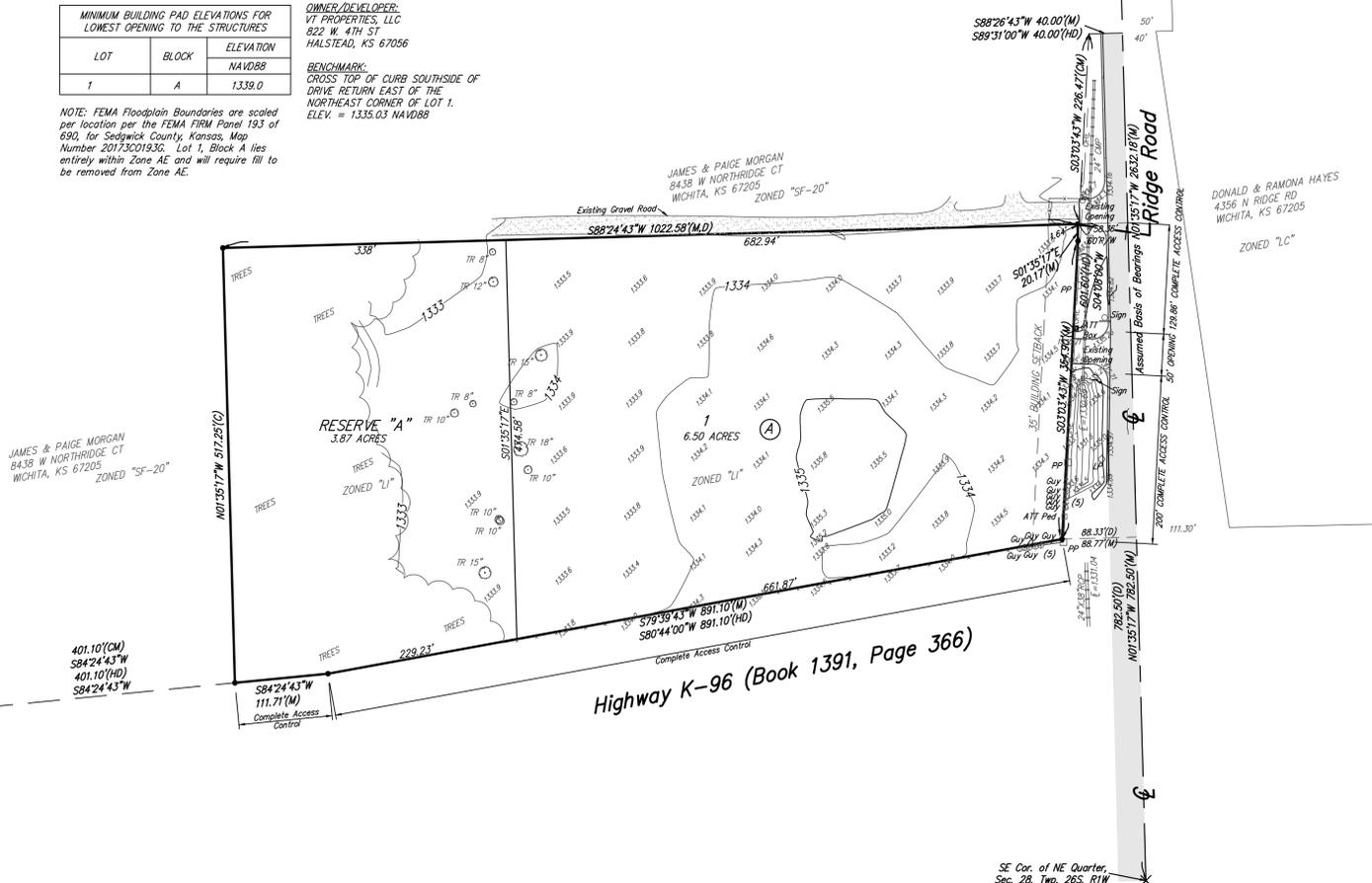
NOTE: FEMA Floodplain Boundaries are scaled per location per the FEMA FIRM Panel 193 of 630, for Sedgwick County, Kansas, Map Number 2013201532. Lot 1, Block A lies entirely within Zone AE and will require fill to be removed from Zone AE.

OWNER/DEVELOPER:
VT PROPERTIES, LLC
822 W. 4TH ST
HALSTEAD, KS 67056
BENCHMARK:
CROSS TOP OF CURB SOUTHWEST SIDE OF DRIVE RETURN EAST OF THE NORTHEAST CORNER OF LOT 1.
ELEV. = 1335.03 NAVD88



● = #4 Baughman Rebar Set
□ = 1/2" Iron Pipe Found (Origin Unknown)
X = 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



State of Kansas) SS
Sedgwick County) 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; 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.29737029), 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), 517.25 feet to the intersection with 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.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.
Baughman Company, P.A.

Michael G. Conrey, Surveyor

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, Streets and a Reserve, to be known as "VILLAGE CHARTERS 3RD ADDITION", Wichita, Sedgwick County, Kansas. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the Public Works Department of the appropriate governing body. 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. 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

Jeff Arensdorf, Manager

State of Kansas) SS
Sedgwick County) 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. _____

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

Joseph A. Johnson, Chairman

Date Miller, Secretary

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

Jeff Longwell, Mayor, City of Wichita

Karen Sublett, City Clerk

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

Entered on transfer record this _____ day of _____, 2018.

Kelly B. Arnold, County Clerk

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 _____, 2018 at _____ o'clock _____ M.; and is duly recorded.

Tonya Buckingham, Register of Deeds

Judy J. Paget, Deputy

VILLAGE CHARTERS 3RD ADDITION

Baughman Company, P.A.
315 Ellis St., Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

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 drainage plan has been developed for the plat and that all drainage easements, rights-of-way, and reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.