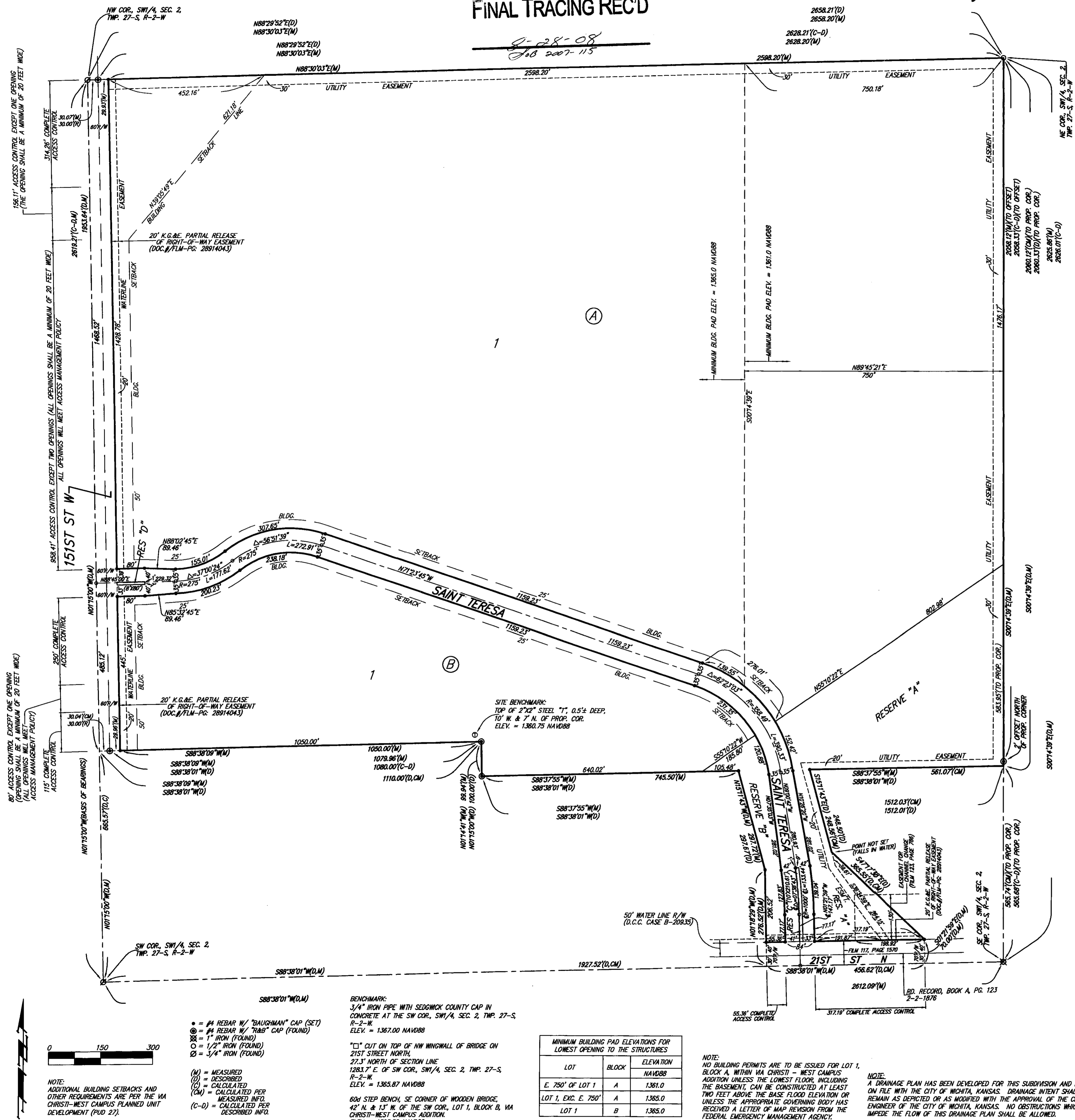


# VIA CHRISTI - WEST CAMPUS ADDITION

## SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D

2-28-08  
2007-115



NOTE:  
ADDITIONAL BUILDING SETBACKS AND  
OTHER REQUIREMENTS ARE PER THE VIA  
CHRISTI - WEST CAMPUS PLANNED UNIT  
DEVELOPMENT (PUD 27).

0 150 300

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)  
○ = #4 REBAR W/ "RAB" CAP (FOUND)  
⊙ = 1" IRON (FOUND)  
⊖ = 1/2" IRON (FOUND)  
⊗ = 3/4" IRON (FOUND)

(M) = MEASURED  
(D) = DESCRIBED  
(C) = CALCULATED  
(CM) = CALCULATED PER  
MEASURED INFO.  
(C-D) = CALCULATED PER  
DESCRIBED INFO.

BENCHMARK:  
3/4" IRON PIPE WITH SEDGWICK COUNTY CAP IN  
CONCRETE AT THE SW COR., SW 1/4, SEC. 2, TWP. 27-S,  
R-2-W.  
ELEV. = 1367.00 NAVD88

"C" CUT ON TOP OF NW WINGWALL OF BRIDGE ON  
21ST STREET NORTH,  
27.3' NORTH OF SECTION LINE  
1283.7' E. OF SW COR., SW 1/4, SEC. 2, TWP. 27-S,  
R-2-W.  
ELEV. = 1365.87 NAVD88

604' STEP BENCH, SE CORNER OF WOODEN BRIDGE,  
42' N. & 13' W. OF THE SW COR., LOT 1, BLOCK B, VIA  
CHRISTI - WEST CAMPUS ADDITION.  
ELEV. = 1363.52 NAVD88

LOT	BLOCK	ELEVATION
E. 750' OF LOT 1	A	1361.0
LOT 1, EXC. E. 750'	A	1365.0
LOT 1	B	1365.0

NOTE:  
NO BUILDING PERMITS ARE TO BE ISSUED FOR LOT 1,  
BLOCK A, WITHIN VIA CHRISTI - WEST CAMPUS  
ADDITION UNLESS THE LOWEST FLOOR, INCLUDING  
THE BASEMENT, CAN BE CONSTRUCTED AT LEAST  
TWO FEET ABOVE THE BASE FLOOD ELEVATION OR  
UNLESS THE APPROPRIATE GOVERNING BODY HAS  
RECEIVED A LETTER OF MAP REVISION FROM THE  
FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTE:  
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS  
ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL  
REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY  
ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH  
IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) do hereby certify that we have surveyed and  
in aforesaid county and state do hereby certify that we have surveyed and  
platted "VIA CHRISTI - WEST CAMPUS ADDITION", Sedgwick County, Kansas  
and that the accompanying plat is a true and correct exhibit of the  
property surveyed, described as follows: That part of the SW 1/4 of Sec.  
2, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas described  
as commencing at the SW corner thereof; thence N01°15'00"W along the  
west line of said SW 1/4, 665.57 feet for a place of beginning; thence  
continuing N01°15'00"W along said west line, 1953.64 feet to the NW  
corner of said SW 1/4; thence N88°29'52"E along the north line of said  
SW 1/4, 2658.21 feet to the NE corner of said SW 1/4; thence S00°14'39"E  
along the east line of said SW 1/4, 2060.33 feet; thence S88°38'01"W  
parallel with the south line of said SW 1/4, 1512.01 feet; thence  
N01°15'00"W parallel with said west line, 100.00 feet; thence S88°38'01"W  
parallel with said south line, 1110.00 feet to the place of beginning,  
TOGETHER with that part of said SW 1/4 described as follows:  
Commencing at the SW corner of said SW 1/4; thence N88°38'01"E along  
the south line of said SW 1/4, 1927.52 feet; thence N01°18'29"W, 178.82  
feet for a point of beginning; thence continuing N01°18'29"W, 97.70 feet;  
thence N15°11'43"W, 297.67 feet to a point 565.57 feet north of the  
south line of said SW 1/4 as measured parallel with the west line of said  
SW 1/4; thence N88°38'01"E parallel with the south line of said SW 1/4,  
205.46 feet; thence S15°11'43"E, 248.50 feet; thence S47°17'38"E, 209.10  
feet to a point 178.82 feet normally distant north of the south line of  
said SW 1/4; thence S88°38'01"W parallel with the south line of said SW 1/4,  
344.04 feet to the point of beginning, and TOGETHER with that part of  
said SW 1/4 described as follows: Commencing at the SW corner of said  
SW 1/4; thence N88°38'01"E along the south line of said SW 1/4, 1927.52  
feet for a point of beginning; thence N01°18'29"W, 178.82 feet; thence  
N88°38'01"E parallel with the south line of said SW 1/4, 344.04 feet;  
S47°17'38"E, 156.45 feet to a point 70.00 feet normally distant north of  
the south line of said SW 1/4; thence S01°21'59"E perpendicular to the  
south line of said SW 1/4, 70.00 feet to a point on the south line of said  
SW 1/4, said point being 2384.14 feet east of the SW corner of said  
SW 1/4; thence S88°38'01"W along the south line of said SW 1/4, 456.62  
feet to the point of beginning, except that part deeded to Sedgwick  
County for roadway on Film 117, Page 1570.

Existing public easements and dedications  
being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael G. Conroy, Surveyor  
Professional Seal: MICHAEL G. CONROY, SURVEYOR, KANSAS, LICENSE NO. 10000, EXPIRES 12-31-2008

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to be  
platted into Lots, Blocks, Streets, and Reserves to be known as "VIA  
CHRISTI - WEST CAMPUS ADDITION", Sedgwick County, Kansas. The utility  
easements are hereby granted as indicated for the construction and  
maintenance of all public utilities. The waterline easement is hereby  
granted as indicated for the construction and maintenance of waterlines  
and waterworks systems. The streets are hereby dedicated to and for the  
use of the public. Reserve "A" is hereby reserved for bridges, entry  
features, entry monuments, signage, landscaping, sidewalks, drainage  
purposes, floodway, and utilities as confined to easement. Reserve "B" is  
hereby reserved for bridges, entry features, entry monuments, signage,  
landscaping, sidewalks, drainage purposes, and floodway. Reserves "C"  
and "D" are hereby reserved for open space, landscaping, drainage  
purposes, utilities, and streets. The public shall not bear the cost of any  
repair or replacement of improvements within said Reserves "C" and "D"  
adversely affected by street construction, repair, or maintenance.  
Reserves "A" and "B" shall be owned and maintained by the owner of Lot  
1, Block A, until such time as the appropriate governing body elects to  
assume the responsibility for maintenance and improvements to the  
drainage. No buildings shall be constructed on or placed within said  
floodway, nor shall any fill, change of grade, creation of channel, or any  
other work be carried on without the permission of the Engineer for said  
appropriate governing body. Reserves "C" and "D" shall be owned and  
maintained by the owner of Lot 1, Block A. Access controls shall be as  
depicted on the face of the plat and are hereby granted to Sedgwick  
County, Kansas, or the appropriate governing body. The permitted  
opening locations shall be as determined by the Engineer for Sedgwick  
County, Kansas or the Engineer for the appropriate governing body. The  
Minimum Building Pad Elevations for the lowest opening to the structures  
shall be as indicated on the face of the plat.

Via Christi Regional Medical Center, Inc.,  
a not-for-profit corporation.

R. Allan Allford, Senior Vice-President

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 27th day of August, 2008, by R. Allan Allford, Senior  
Vice-President of Via Christi Regional Medical Center, Inc. a  
not-for-profit corporation, on behalf of the corporation.

Janis Marean, Notary Public  
Professional Seal: JANIS MAREAN, NOTARY PUBLIC, KANSAS, LICENSE NO. 10000, EXPIRES 11-28-10

This plat of "VIA CHRISTI - WEST CAMPUS  
ADDITION", Sedgwick County, Kansas has been submitted to and approved  
by the Wichita-Sedgwick County Metropolitan Area Planning Commission,  
Wichita, Kansas.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2008.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
M. S. Mitchell

\_\_\_\_\_, Secretary  
John L. Schlegel

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_, Mayor  
Carl Brewer

\_\_\_\_\_, City Clerk  
Karen Sublett

This plat approved and all dedications  
shown hereon accepted by the Board of Commissioners of  
Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_, Chairman  
Thomas G. Winters

ATTEST: \_\_\_\_\_, County Clerk  
Don Brace

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

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

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2008.

\_\_\_\_\_, County Clerk  
Don Brace

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 \_\_\_\_\_, 2008 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Bill Meek

\_\_\_\_\_, Deputy  
Tonya Buckingham

\_\_\_\_\_, Notary Public  
Janis Marean

\_\_\_\_\_, Notary Public  
Janis Marean

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