

# NEWSPRING COMMERCIAL ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) do hereby certify that we have surveyed and  
platted "NEWSPRING 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°23'26"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 west 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 tangency 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 tangency 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  
voted 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 "NEWSPRING  
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.

Tricia L. Robello, 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 "NEWSPRING  
COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas.  
Bank of the West,  
a California banking corporation  
Dennis L. Lichten, Vice President

State of Arizona) SS The foregoing instrument acknowledged be-  
fore me, this 3rd day of September, 2020, by Dennis Londen,  
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 "NEWSPRING 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 \_\_\_\_\_ day of \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2020.  
Mayor,  
Brandon J. Whipple, City of Wichita  
Karen Sublett, City Clerk

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

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

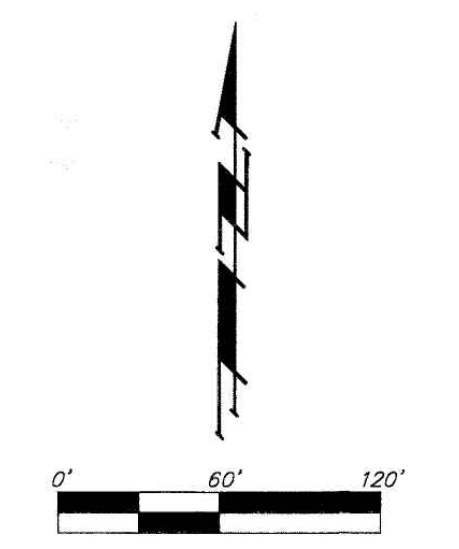
Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2020.

Kelly B. Arnold, County Clerk

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.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Deputy



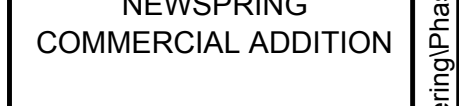
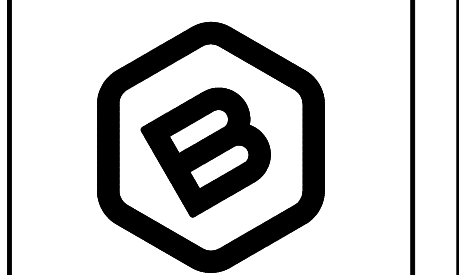
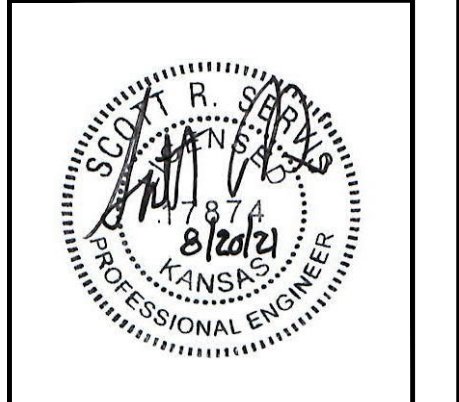
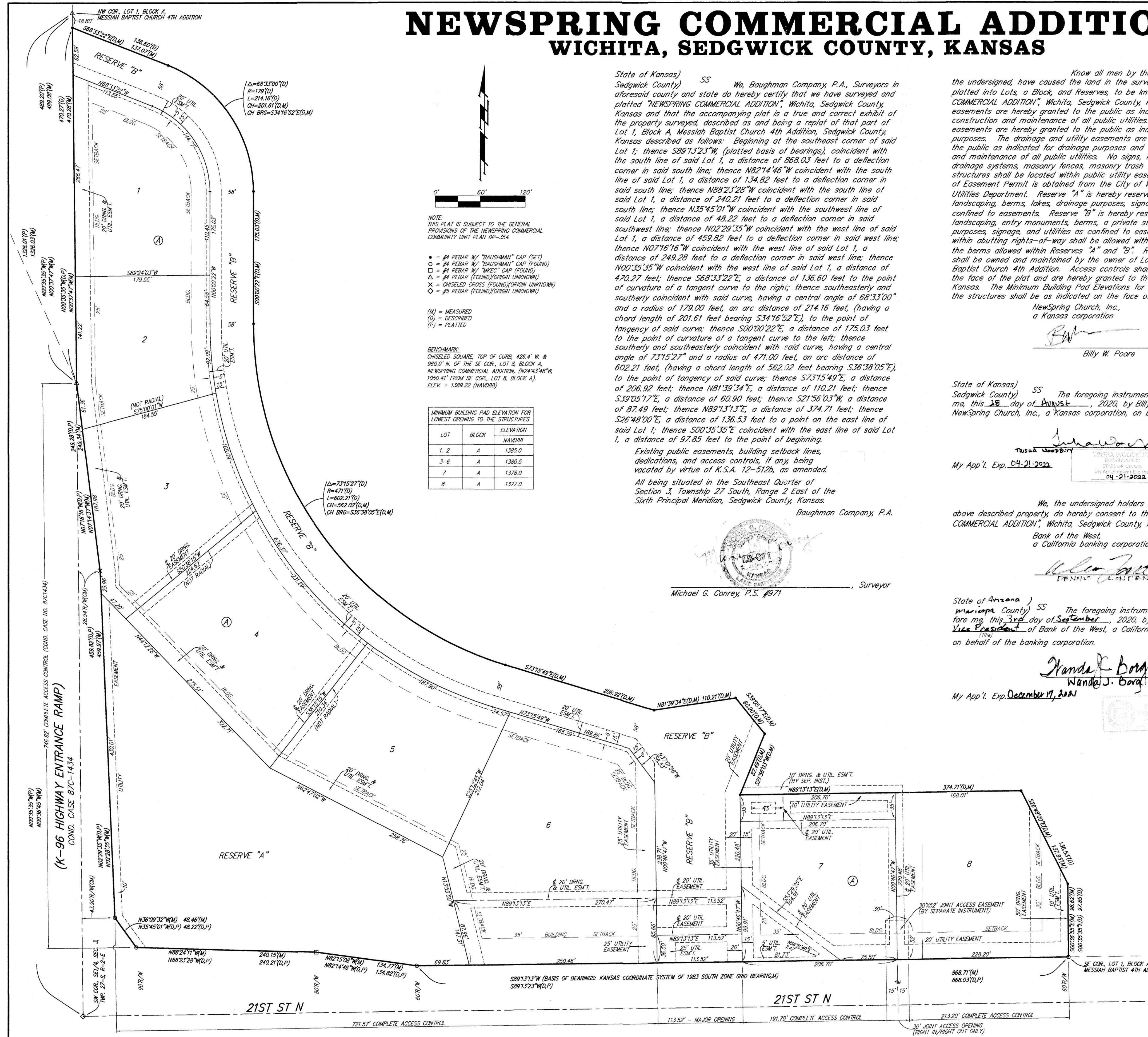
NOTE:  
THIS PLAT IS SUBJECT TO THE GENERAL  
PROVISIONS OF THE NEWSPRING COMMERCIAL  
COMMUNITY UNIT PLAN DP-354.

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
  - = #4 REBAR W/ "MCC" 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 &  
980.0' N OF THE SE COR. LOT 8, BLOCK A,  
NEWSPRING COMMERCIAL ADDITION, (N24°43'48"W,  
1050.41' 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	1377.0

MINIMUM BUILDING PAD ELEVATION FOR  
LOWEST OPENING TO THE STRUCTURES



**BAUGHMAN COMPANY**  
315 Ellis St.  
Wichita, KS 67211  
316-262-7271  
BaughmanCo.com

NEWSPRING COMMERCIAL ADDITION

**PLAT**

SIDEWALK & TURN LANE IMPROVEMENTS

PROJECT NUMBER:  
20-10-E760

DESIGN: SRS DRAWN: SRS

DATE: August 20, 2021

SHEET OF  
**21 21**

Baughman Company, P.A.  
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149

Projects\Newspring Commercial Addition\Drawings\NEWSPRING COMMERCIAL E.dwg

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