

Stoney Pointe Addition

Wichita, Sedgwick County, Kansas

FILE COPY

Part of the NW 1/4, Section 3
Township 27 South, Range 2 East, of the 6th. P.M.

State of Kansas } SS
County of Sedgwick }

I, Bradley C. Ward, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on the 12th day of October, 2010, and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

LEGAL DESCRIPTION

A tract of land lying within a portion of Greenwich Business Center Addition, an addition to Wichita, Sedgwick County, Kansas; said tract being described as, Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and portions of Lots 7 and 18, Block 1, TOGETHER with, Lots 1 and 2, Block 2, TOGETHER with, Lots 16 and 17, Block 3, TOGETHER with, 27th Street Court, Essex Street, 28th Street North and part of 27th Street North rights-of-way being vacated, TOGETHER with, Reserves D and E, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 1, Block 2, said addition; thence along the East line of Lots 1 and 2, Block 2, and extended along the East lines of Lots 16 and 17, Block 3, along a platted bearing of S 0°35'43" E, a distance of 1283.14 feet to the Southeast corner of said Lot 17, Block 3; thence along the Southerly line of said addition, S 89°14'33" W, a distance of 1366.38 feet; thence parallel with the West line of said Lot 18, N 0°32'28" W, a distance of 320.00 feet; thence parallel with the Southerly line of said addition S 89°14'33" W, a distance of 250.00 feet, to said West line of Lot 18; thence along the West line of Lots 18, 17 and 16, Block 1 and extended to the North line of said Lot 7, N 0°32'28" W, a distance of 963.95 feet; thence along the North line of Lots 7, 8, 9 and Reserve D, Block 1 and extended along the North line of Reserve E and Lot 1, Block 2, on a platted bearing of N 89°16'15" E, a distance of 1615.17 feet the Point of Beginning.

Said tract contains 45.77 acres ±.

All easements and rights-of-way within said tract are hereby vacated by virtue of KSA 12-512(b) amended.

Bradley C. Ward, L.S. #920
Not original unless signed in blue ink

Benchmark:
Brass disc on top of curb in front of fire hydrant, Lot 1, Block 1, Regency Park Addition to Wichita, Sedgwick County, Kansas
Elevation=1378.96 (NGVD 29) (191.56 City of Wichita datum)

Notes:
1. This Addition is subject to conditions of Protective Overlay No. 74.
2. Developer shall provide and record with the appropriate governing body permanent drainage and access easements at the time of construction to allow access to the reserves through and from public and or private streets and easements.

100 50 0 100
(IN FEET)
1 inch = 100 ft.

5/8" Rebar (set) KEMPA CLS #157

1/2" Iron Pipe (found)
NW Corner, NW 1/4
Sec. 3, T27S, R2E

5/8" Rebar (found)
N 1/4 Corner, NW 1/4
Sec. 3, T27S, R2E

N 89°16'15" E 2645.11' (RECORDED)
2644.84' (M)
29th Street North
N 89°16'15" E 1615.17' (C & D)

Point of Beginning

Block A

Reserve B

Reserve C

Reserve A

Lot 1

Reserve D

Lot 2

Lot 3

Lot 4

27th Street North
S 89°14'33" W 1366.38' (C & D)

1/2" Iron Pipe (found)
W 1/4 Corner, NW 1/4
Sec. 3, T27S, R2E

State of Kansas } SS
County of Sedgwick }

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots and a Block, reserves and streets to be known as Stoney Pointe Addition, Wichita, Sedgwick County, Kansas. The streets, drainage and utility easements are hereby granted as indicated for street and drainage purposes and for the construction and maintenance of all public utilities. Temporary drainage easements are hereby granted for the conveyance of storm water and shall automatically vacate at such time as the conveyance of storm water is confined to permanent 20' drainage easements, to be accepted by the City and recorded by separate instrument with the Sedgwick County Register of Deeds. The access easement is hereby dedicated for the benefit of the adjoining properties. Reserves A, B, C, and D are dedicated for storm water detention, landscaping, irrigation and beautification. A drainage plan has been developed for the plat and all drainage easements, rights-of-way, and reserves A, B, C, and D 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 storm water. Minimum pad elevations for Lot 1 are detailed on the master grading plan. Reserves A, B, C, and D shall be owned and maintained by the owner of Lot 1, for the use as a drainage reserve and utility easement. Complete access control except for 2 openings shall be as shown on the plat. And further, that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

By: NORTH GREENWICH / 29TH LLC, a Kansas limited liability company

State of Kansas } SS
County of Sedgwick }

This instrument was acknowledged before me on this 7th day of March 2011, by Kevin Mullen, President, Ritchie Investment Company, Inc., Manager of North Greenwich/29th LLC, a Kansas limited liability company
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day last above written.

Angie M. Sizemore
Notary Public

My Commission Expires: 7/25/11

ANGIE M. SIZEMORE
Notary Public - State of Kansas
My Appt. Expires 7/25/11

State of Kansas } SS
County of Sedgwick }

Intrust Bank, N.A. holders of a mortgage on the above described property, does hereby consent to the plat of Stoney Pointe Addition.

Intrust Bank, N.A.
Gary Schmitt
Gary Schmitt, Executive Vice President

State of Kansas } SS
County of Sedgwick }

This instrument was acknowledged before me on this 7th day of March 2011, by Gary D. Schmitt, Executive Vice President
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day last above written.

Susan K. Cook
Notary Public

My Commission Expires: 11/3/12

SUSAN K. COOK
Notary Public - State of Kansas
My Appt. Expires 11/3/12

State of Kansas } SS
City of Wichita }

This plat of Stoney Pointe Addition, Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 7th day of March, 2010.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Debra Miller Stevens, Chair

John L. Schlegel, Secretary

State of Kansas } SS
City of Wichita }

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 7th day of March, 2011.

At the Direction of the City Council

Carl Brewer, Mayor

Karen Sublett, City Clerk

Entered on transfer record this 7th day of March, 2011.

Kelly B. Arnold, County Clerk

State of Kansas } SS
County of Sedgwick }

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this 7th day of March, 2011, at 10 o'clock M; and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this 7th day of March, 2011.

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

Filename: 10088\Stoney Pointe Final Plat.dwg Prepared: 2-3-11

Kevin Mullen
Kevin Mullen, President, Ritchie Investment Company, Inc., Manager of NORTH GREENWICH/29TH LLC, a Kansas limited liability company
Date 3/7/2011