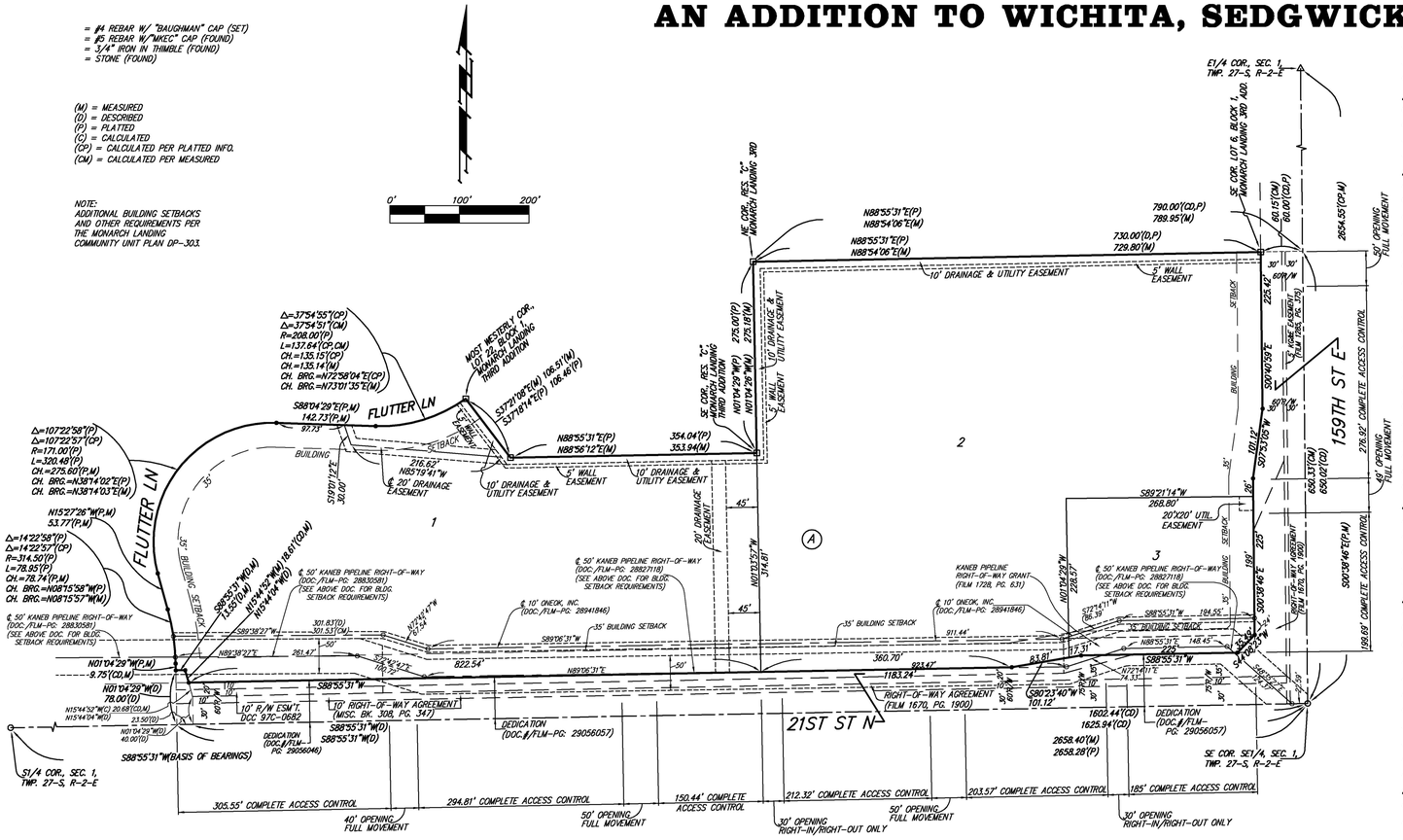
MONARCH LANDING COMMERCIAL
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

= #4 REBAR W/ "BAUGHMAN" CAP (SET)
= #5 REBAR W/ "MKEC" CAP (FOUND)
= 3/4" IRON IN THIMBLE (FOUND)
= STONE (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED
(CP) = CALCULATED PER PLATTED INFO.
(CM) = CALCULATED PER MEASURED

NOTE:
ADDITIONAL BUILDING SETBACKS AND OTHER REQUIREMENTS PER THE MONARCH LANDING COMMUNITY UNIT PLAN DP-303.



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 Streets, to be known as "MONARCH LANDING COMMERCIAL", an Addition to Wichita, Sedgwick County, Kansas. The utility easement is are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The wall easements are hereby granted as indicated for the construction and maintenance of private screening walls and utility main lines and service lines shall be allowed to cross these easements. 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.

Monarch Landing Investments, LLC,
a Kansas limited liability company

_____, Manager
Kevin M. Mullen, President of
Ritchie Investment Company, Inc.

Monarch Landing, LLC,
a Kansas limited liability company

_____, Manager
Kevin M. Mullen, President of
Ritchie Development Corporation

NOTE:
A drainage plan has been developed for the plat and all drainage easements, rights-of-way, or 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.

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of_____, 2015, by Kevin M. Mullen, President of the Ritchie Investment Company, Inc., Manager of Monarch Landing Investments, LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp._____

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of_____, 2015, by Kevin M. Mullen, President of the Ritchie Development Corporation, Manager of Monarch Landing, LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp._____

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "MONARCH LANDING COMMERCIAL", an Addition to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land lying in the Southeast Quarter of Section 1, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, said tract being more particularly described as follows: Beginning at a point lying 75.00 feet north and 100.00 feet west of the southeast corner of said Southeast Quarter; thence parallel with the south line of said Southeast Quarter on a Kansas coordinate system 1983 south zone bearing of S88°55'31"W, 150.00 feet; thence S80°23'41"W, 101.12 feet; thence S88°55'31"W, 435.70 feet; thence N01°04'29"W, 590.00 feet; thence N88°55'31"E, 730.00 feet to a point lying 60.00 feet west of the east line of said Southeast Quarter; thence parallel with said east line, S00°38'46"E, 300.13 feet; thence S07°53'05"W, 101.12 feet; thence S00°38'46"E, 150.00 feet; thence S44°08'23"W, 35.49 feet to the point of beginning; TOGETHER with a tract of land lying in the Southeast Quarter of the Southeast Quarter of Section 1, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, said tract being more particularly described as follows: Commencing at the southeast corner of said Southeast Quarter of the Southeast Quarter; thence along the east line of said Southeast Quarter on a Kansas coordinate system 1983 south zone bearing of N00°38'46"W, 99.44 feet to the point of beginning; thence S89°21'14"W, 75.00 feet; thence N00°38'46"W, 150.00 feet; thence N07°53'05"E, 101.12 feet to a point 60.00 feet west of said east line; thence parallel with and 60.00 feet west of said east line, N00°38'46"W, 300.13 feet to a point 650.00 feet north of the south line of said Southeast Quarter; thence parallel with and 650.00 feet north of said south line, N88°55'31"E, 60.00 feet to said east line; thence along said east line, S00°38'46"E, 550.58 feet to the point of beginning, EXCEPT that portion dedicated for street on DOC.#/FLM-PG: 29056057, TOGETHER with a tract of land lying in the Southeast Quarter of Section 1, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, said tract being more particularly described as follows: Beginning at a point lying 75.00 feet north and 100.00 feet west of the Southeast corner of said Southeast Quarter; thence parallel with the south line of said Southeast Quarter on a Kansas coordinate system 1983 south zone bearing of S88°55'31"W, 150.00 feet; thence S80°23'41"W, 101.12 feet; thence S88°55'31"W, 979.20 feet; thence N00°35'56"W, 1267.82 feet; thence S88°56'59"E, 394.93 feet; thence N88°56'59"E, 873.11 feet to a point lying 60.00 feet west of the east line of said Southeast Quarter; thence parallel with said east line, S00°38'46"E, 977.38 feet; thence S07°53'05"W, 101.12 feet; thence S00°38'46"E, 150.00 feet; thence S44°08'23"W, 35.49 feet to the point of beginning, EXCEPT Beginning at a point lying 75.00 feet north and 100.00 feet west of the Southeast corner of said Southeast Quarter; thence parallel with the south line of said Southeast Quarter on a Kansas coordinate system 1983 south zone bearing of S88°55'31"W, 150.00 feet; thence S80°23'41"W, 101.12 feet; thence S88°55'31"W, 435.70 feet; thence N01°04'29"W, 590.00 feet; thence N88°55'31"E, 730.00 feet to a point lying 60.00 feet west of the east line of said Southeast Quarter; thence parallel with said east line, S00°38'46"E, 300.13 feet; thence S07°53'05"W, 101.12 feet; thence S00°38'46"E, 150.00 feet; thence S44°08'23"W, 35.49 feet to the point of beginning, and EXCEPT any part lying in Monarch Landing Addition, an Addition to Wichita, Sedgwick County, Kansas, and EXCEPT any part lying in Monarch Landing Third Addition, an Addition to Wichita, Sedgwick County, Kansas, and EXCEPT that portion dedicated for street on DOC.#/FLM-PG: 29056057, TOGETHER with the West Half of the Southeast Quarter of Section 1, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT any part lying in Monarch Landing Addition, an Addition to Wichita, Sedgwick County, Kansas, and EXCEPT any part lying in Monarch Landing Second Addition, an Addition to Wichita, Sedgwick County, Kansas, and EXCEPT that part described as: A tract in the Southeast Quarter of Section 1, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas described as commencing at the southeast corner of said Southeast Quarter; thence S88°55'31"W along the south line of said Southeast Quarter, 1625.94 feet for a point of beginning, said point being the southeast corner of the plat of Monarch Landing Addition, an Addition to Wichita, Sedgwick County, Kansas; thence N01°04'29"W along the easterly line of said plat, a distance of 78.00 feet; thence N88°55'31"E, 13.55 feet; thence S15°44'44"E, 39.29 feet to a point 40.00 feet north of the south line of said Southeast Quarter; thence S01°04'29"E, 40.00 feet to a point on the south line of said Southeast Quarter; thence S88°55'31"W, 23.50 feet to the point of beginning, subject to the road right-of-way of record over the south 50 feet thereof, EXCEPT that portion dedicated for street on DOC.#/FLM-PG: 29056046.

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

Baughman Company, P.A.

_____, Surveyor
Michael G. Conrey

This plat of "MONARCH LANDING COMMERCIAL", an Addition to 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_____, 2015.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Matthew J. Goolsby

_____, Interim Secretary
W. David Barber

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 2015.

_____, Mayor
Jeff Longwell

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2015.

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

Entered on transfer record this_____day of_____, 2015.

_____, County Clerk
Kelly B. Arnold

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____day of_____, 2015 at_____o'clock__M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "MONARCH LANDING COMMERCIAL", an Addition to Wichita, Sedgwick County, Kansas.

INTRUST Bank, N.A.

_____, _____
(Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of_____, 2015, by_____, _____(Title) of INTRUST Bank, N.A., on behalf of the bank.

_____, Notary Public

My App't. Exp._____

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316.262.7271 F 316.262.0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\Projects\Monarch Landing Commercial_1501-P089\Plat\Drawings\Monarch Landing Commercial_f.dwg RKR