

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS





FILE COPY FINAL PLAT  
**MONARCH LANDING ADDITION**  
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

**CERTIFICATE OF SURVEY**

I, Gregory J. Allison, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "MONARCH LANDING ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, and Streets, the same being accurately set forth in the accompanying plat and described herein:

\*Reserves

A tract of land lying within a portion of the Southeast Quarter, Section 1, Township 27 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows: COMMENCING at the southeast corner of said Southeast Quarter, thence along the south line of said Southeast Quarter on a Kansas coordinate system 1983 south zone bearing of S88°55'31"W, 1625.94 feet to the POINT OF BEGINNING, thence continuing along said south line, S88°55'31"W, 1032.34 feet to the southwest corner of said Southeast Quarter; thence along the west line of said Southeast Quarter N00°32'53"W, 1328.85 feet to the northwest corner of the Southwest Quarter of said Southeast Quarter; thence along the west line of the Northwest Quarter of said Southeast Quarter, N00°32'16"W, 121.57 feet; thence N89°27'44"E, 158.74 feet; thence N84°59'23"E, 64.00 feet to a point on a non-tangent curve to the right; thence along said curve 22.52 feet, said curve having a central angle of 01°39'00", a radius of 782.00 feet, and a long chord distance of 22.52 feet, bearing S04°11'07"E; thence N87°29'14"E, 148.05 feet; thence N33°57'08"E, 258.36 feet; thence S47°16'53"E, 130.00 feet; thence S81°17'26"E, 356.43 feet; thence S78°05'00"E, 28.19 feet; thence N22°42'54"E, 205.21 feet to a point on a non-tangent curve to the right; thence along said curve to the right 68.86 feet to a reverse curve, said curve to the right having a central angle of 10°19'44", a radius of 382.00 feet, and a long chord distance of 68.77 feet, bearing S62°07'14"E; thence along said reverse curve 99.89 feet, said reverse curve having a central angle of 34°04'00", a radius of 168.00 feet, and a long chord distance of 98.42 feet, bearing S73°59'22"E; thence N88°58'38"E, 150.93 feet to a point on a curve to the right; thence along said curve to the right 172.37 feet to a point on a non-tangent curve to the left, said curve to the right having a central angle of 47°42'35", a radius of 207.00 feet, and a long chord distance of 167.43 feet, bearing S67°10'05"E; thence along said curve to the left 30.31 feet, said curve having a central angle of 06°06'51", a radius of 284.00 feet, and a long chord distance of 30.29 feet, bearing N29°47'38"E; thence N88°58'38"E, 174.66 feet to a point lying 394.93 feet east of the west line of the Northeast Quarter of said Southeast Quarter; thence parallel with said west line of said Northeast Quarter S00°34'25"E, 245.01 feet to the south line of said Northeast Quarter; thence along said south line of said Northeast Quarter N88°56'59"E, 67.00 feet; thence S01°03'01"E, 131.86 feet; thence S01°01'22"E, 64.00 feet; thence N88°58'38"E, 22.83 feet; thence S01°03'01"E, 280.20 feet; thence S14°46'52"W, 58.00 feet to a point on a non-tangent curve to the left; thence along said curve 16.60 feet, said curve having a central angle of 01°47'51", a radius of 529.00 feet, and a long chord distance of 16.60 feet, bearing S76°07'04"E; thence S16°46'34"W, 120.09 feet; thence N73°24'04"W, 97.51 feet; thence N87°42'19"W, 128.47 feet to a point on a non-tangent curve to the left; thence along said curve to the left 102.66 feet to a point on a non-tangent curve to the right, said curve to the left having a central angle of 15°59'03", a radius of 368.00 feet, and a long chord distance of 102.33 feet, bearing S11°36'28"W; thence along said curve to the right 320.59 feet, said curve having a central angle of 88°18'35", a radius of 208.00 feet, and a long chord distance of 289.79 feet, bearing S47°46'14"W; thence N88°04'29"W, 142.73 feet to a point on a curve to the left; thence along said curve 320.48 feet, said curve having a central angle of 107°22'58", a radius of 171.00 feet, and a long chord distance of 275.60 feet, bearing S38°14'02"W; thence S15°27'26"E, 53.77 feet to a point on a curve to the right; thence along said curve 78.95 feet, said curve having a central angle of 14°22'58", a radius of 314.50 feet, and a long chord distance of 78.74 feet, bearing S08°15'58"E; thence S01°04'29"E, 27.75 feet; thence S01°04'29"E, 60.00 feet to the POINT OF BEGINNING.

All reserves, streets, utility easements, building setbacks, access control, together with, that portion of a 10 foot roadway easement; a 40 foot right-of-way easement recorded on Misc. Book 308 Page 347; all of a 15 foot right of way easement recorded on Film 1813, Page 1435; and all of a 15 foot right of way easement recorded on Film 1840, Page 2119, all within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 11<sup>th</sup> day of JANUARY, 2007.

Gregory J. Allison, PE, LS #1257  
MKEC Engineering Consultants, Inc.  
411 North Webb Road  
Wichita, Kansas 67206

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, and Streets the same to be known as "MONARCH LANDING ADDITION", an addition to Wichita, Sedgwick County, Kansas.

\*Reserves

Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted to the public.

The streets are hereby dedicated to and for the use of the public.

All abutters right to access to or from 21st Street over and across the South line of "MONARCH LANDING ADDITION," are hereby granted to the appropriate governing body, as indicated hereon, and provided however, Lot 39, Block 1 shall have two full movement openings, as indicated on the face of the plat (1/2).

Reserves "A", "B", "C", "D", "E", and "F" are platted for utilities confined by easements, sidewalks, landscaping, irrigation, open space, and monuments. Additionally, Reserve "B" is platted for a pool, pool-house / clubhouse, and private playground. Reserves "C" and "D" are also platted for public access; and Reserves "E" and "F" are also platted for drainage. Reserve "F" is also platted for public access to Lot 39, Block 1, confined to an access easement. The Reserves shall be owned and maintained by a homeowner's association and are reserved for uses stated.

\*  
Lots 1, 20, and 21, 30 thru 34, Block 1; Lots 15-20 inclusive, Block 2, are required to adhere to the minimum pad elevation as shown on the "Minimum Pad Elevations". \*and 39,

A drainage plan has been developed for this plat 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 storm water.

**OWNER'S CERTIFICATES**

MONARCH LANDING, LLC, a Kansas limited liability company

Kevin Mullen, President  
Kevin Mullen, President  
Ritchie Development Corporation, manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on this 12<sup>th</sup> day of January, 2007, Kevin Mullen, President, Ritchie Development Corporation, manager, Monarch Landing, LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

CYNTHIA A. WOMACK  
Notary Public, State of Kansas  
My Appt. Expires February 7, 2009  
Cynthia A. Womack Notary Public  
My Term Expires: February 7, 2009

**MORTGAGE CERTIFICATE**

We INTRUST Bank, N.A. holders of a mortgage on the above described property, do hereby consent to the plat of "MONARCH LANDING ADDITION."

INTRUST Bank, N.A.

Gary D. Schmitt, Executive Vice President  
Gary D. Schmitt, Executive Vice President

This instrument was acknowledged before me on this 12<sup>th</sup> day of January, 2007, by Gary D. Schmitt, Executive Vice President, INTRUST Bank, N.A.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

CYNTHIA A. WOMACK  
Notary Public, State of Kansas  
My Appt. Expires February 7, 2009  
Cynthia A. Womack Notary Public  
My Term Expires: February 7, 2009

**PLANNING COMMISSION CERTIFICATE**

This plat of "MONARCH LANDING ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 27<sup>th</sup> day of December, 2007

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Darrell A. Downing, Chair  
Darrell A. Downing, Chair

Attest: John L. Schlegel, Secretary  
John L. Schlegel, Secretary

AFFIX SEAL

**GOVERNING BODY CERTIFICATE**

The dedications shown on this plat are hereby accepted and this plat is hereby approved by the governing body of the City of Wichita, Kansas.

Dated this 15 day of Feb, 2007

At the direction of the City Council.

Carlos Mayans, Mayor  
Carlos Mayans, Mayor

Attest: Karen Sublett, City Clerk  
Karen Sublett, City Clerk

**TRANSFER RECORD**

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2007

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

AFFIX SEAL

**REGISTER OF DEEDS CERTIFICATE**

This is to certify that this instrument was filed for record in the Register of Deeds office this \_\_\_\_\_ day of \_\_\_\_\_, 2007, at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

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

AFFIX SEAL

Attest: \_\_\_\_\_, Deputy  
Tonya E. Buckingham, Deputy

**COUNTY SURVEYOR**

Reviewed in accordance with K.S.A. 58-2005 on this 25<sup>th</sup> day of January, 2007.

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