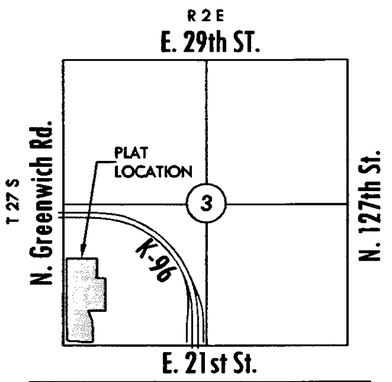
FILE COPY

FINAL TRACING RECD 9-3-08 Dpk 2008-52

FINAL PLAT

VILLAGE AT GREENWICH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



VICINITY MAP

NOTES

1.) Agreement:
Lots 1, 2, 3, 4, 5, 6, 7, 8, 13, 14, and 15, Block 1, Village at Greenwich Addition, AND ALSO that portion of Lot 1, Block 1, Manhattan Addition adjoining said Village at Greenwich Addition are subject to certain terms, restrictions, and conditions as established on Film 1667, Page 0820. Also see the recitals of ZON2008-00043, an Administrative Adjustment.

2.) Access Controls:
Greenwich Rd - Access points for Lots 2, 3, 4, 5, 6, and 7 shall be placed accordingly: The minimum distance between full turning movement drives shall be 400'. The minimum distance between a right-in/right-out drive and either another right-in/right-out drive or a full movement drive shall be 200'.

BENCH MARK

BM datum — Railroad spike in S. face of power pole on S. side of 21st Street between electric and telephone pedestals across E. entrance to Community Bank.
Elev. = 1366.70 NGVD 29

BM #1 — Chiseled "+" top of walk 142.18' W. of the SE. corner Lot 1.
Elev. = 1364.42 NGVD 29

BM #2 — Chiseled square top of curb on W. end of island 42.2' N. and 4.8' E. of the NW. corner Lot 7.
Elev. = 1367.975 NGVD 29

MINIMUM PAD ELEVATIONS *LOWEST OPENINGS*		
LOTS *(inclusive)*	BLOCK	ELEVATION NGVD
1-7, 15	1	1366.9

N

1"=60' / 1 : 720

60 0 60

Basis of Bearings: Kansas coordinate system 1983 south zone bearing of N00°43'06"W along the W. line of SW. ¼, Sec. 3, T27S, R2E, 6th P.M.

LEGEND

Date of Survey: June, 2007

- △ = Section Corner Monument Found
- ○ = Found Survey Monument See annotation for type
- ● = Set ⅝" Bar w/ MKEC CLS 39 id. cap
- (M) = Measured
- (P) = Platted
- (CP) = Calculated from plat
- (D) = Described
- C.A.C. = Complete Access Control

GREGORY J. ALLISON LICENSED LS-1257 KANSAS LAND SURVEYOR

MKEC ENGINEERING CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600

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FINAL PLAT
VILLAGE AT GREENWICH 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 "VILLAGE AT GREENWICH ADDITION," an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, a Reserve and Streets, the same being accurately set forth in the accompanying plat and described herein:

A replat of a tract of land lying in a portion of Lot 1, Block 1, The Manhattan Addition, to Sedgwick County, Kansas, TOGETHER WITH, an unplatted tract of land described as BEGINNING at a point 1246.25 feet north and 30 feet east of the Southwest corner of the Southwest Quarter of Section 3, Township 27 South, Range 2 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence east parallel with the south line of said Southwest Quarter, 590 feet; thence north parallel with the west line of said Southwest Quarter, 366 feet; thence west 590 feet; thence south 366 feet to the POINT OF BEGINNING, said tracts of land being collectively described as follows:
BEGINNING at the southwest most corner of said Lot 1, thence for the next three courses along the westerly lines of said Lot 1 on a platted bearing of N00°43'06"W, 175.00 feet; thence N09°14'57"W, 101.12 feet; thence N00°43'06"W, 1262.25 feet to the north line of said unplatted tract; thence along said north line N89°16'45"E, 560.00 feet to the northeast corner of said unplatted tract; thence along the east line of said unplatted tract S00°43'06"E, 366.00 feet to the southeast corner of said unplatted tract, and being a point on the north line of said The Manhattan Addition; thence along said north line, N89°16'45"E, 152.24 feet to the northeast corner of said Lot 1; thence along the east line of said Lot 1, S00°43'06"E, 606.25 feet to a point lying 580.00 feet north of the southeast corner of said addition; thence S89°16'45"W, 307.00 feet; thence S20°45'09"E, 192.66 feet; thence S00°43'06"E, 119.00 feet; thence N89°16'45"E, 11.00 feet; thence S00°43'06"E, 40.00 feet; thence S00°43'06"E, 240.00 feet to a point on the south line of said addition lying 230.00 feet west of the southeast corner of said addition; thence along said south line for the next three courses, S89°16'45"W, 192.24 feet; thence N82°11'24"W, 101.12 feet; thence S89°16'45"W, 175.00 feet to the POINT OF BEGINNING.

All lots, blocks, streets, easements, setbacks, and access controls, together with an easement found on Book 677, Page 97 and being transferred to the public on Film 1455, Page 1714, together with, a right of way agreement found on Book 600, Page 45, together with a utility easement found on Film 1716, Page 941, together with a drainage and utility easement found on DOC.#FLM-PG: 28820161, together with that part of an easement found on Doc#/Flm-Pg: 28820162, together with a drainage easement found on Doc#/FLM-PG:28820169, together with all other public dedications or rights-of-way(s) 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___day of _____2008.

GREGORY J. ALLISON LICENSED LS-1257 KANSAS LAND SURVEYOR

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

OWNER'S CERTIFICATE

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, a Reserve, and Streets the same to be known as "VILLAGE AT GREENWICH ADDITION," an addition to Wichita, Sedgwick County, Kansas.

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

Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted to the public. The placement of masonry trash enclosures, a private well and private storm sewer systems, private light poles, and service lines shall be allowed in the 40 foot drainage and utility easement on Lot 8.

A drainage plan has been developed for this plat. 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 shall remain unobstructed to allow for the conveyance of storm water.

All abutters rights of access to or from Greenwich Road, over and across the west line of Block 1, of "VILLAGE AT GREENWICH ADDITION", are hereby granted to the City of Wichita, provided however, Reserve "A", shall have a full movement opening; Lots 9, and 10, shall share a full movement opening; Lots 8, and 9, shall share a right turn only opening; Lots 2, 3, 4, 5, 6, and 7 shall have access per the Access Management Policy as indicated hereon. All abutters rights of access to or from east 21st Street, over and across the south line of Block 1 of "VILLAGE AT GREENWICH ADDITION", are hereby granted to the City of Wichita, provided however, Lots 1 and 2, shall share a right turn only opening, and Reserve "A" shall be allowed a full movement opening as indicated hereon. Access controls are dedicated to and for the use of the public.

Reserve "A" is platted for utilities confined by easements, sidewalks, drives, drainage, berming, landscaping, irrigation, monuments, open space, development signs, fountains, and private reciprocal vehicular and pedestrian access to Block 1. The Reserve shall be owned and maintained by the developer and/or a Lot Owner's Association and is reserved for the stated uses.

According to the FEMA FIRM Map 20173C0377E, dated February 7, 2007, all of the addition is located within FEMA Zone X, an area determined to be outside the 0.2% annual chance floodplain.

GREENWICH INVESTMENT GROUP, L.L.C., a Kansas limited liability company

_____, President
Steven R. Wheeler, President
By: Kansas Investment Properties, Inc., a Kansas corporation, Manager

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ____ day of _____, 2008, by Steven R. Wheeler, President, Kansas Investment Properties, Inc., a Kansas corporation, Manager, Greenwich Investment Group, L.L.C., 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.
Affix Seal

_____, Notary Public
Notary Public:

My Term Expires: _____.

NORTH GREENWICH PROPERTIES, LLC, a Kansas limited liability company

_____, Manager
Steven R. Wheeler, Manager

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ____ day of _____, 2008, by Steven R. Wheeler, Manager, North Greenwich Properties, 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.
Affix Seal

_____, Notary Public
Notary Public:

My Term Expires: _____.

MORTGAGE CERTIFICATE

Commerce Bank, N.A.., a Kansas Corporation, holder of a mortgage on the above described property, does hereby consent to the plat of "VILLAGE AT GREENWICH ADDITION".

COMMERCE BANK, N.A.

_____, Vice President
Collin Stieben, Vice President

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ____ day of _____, 2008, by Collin Stieben, Vice President, Commerce Bank, N.A..

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

_____, Notary Public
Notary Public: My Term Expires: _____.

PLANNING COMMISSION CERTIFICATE

This plat of "VILLAGE AT GREENWICH ADDITION" 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, Chair

Attest:

_____, Secretary
John L. Schlegel, Secretary

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 ____ day of _____, 2008

At the direction of the City Council.

_____, Mayor
Carl Brewer, Mayor

Attest:

_____, City Clerk
Karen Sublett, City Clerk

Affix City Seal

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this ____ day of _____, 2008.

_____, County Clerk
Don Brace, County Clerk

Affix County Clerk Seal

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY} SS:

This is to certify that this instrument was filed for record in the Register of Deeds office this day of _____, 2008, at _____ o'clock _M; and is duly recorded for a Fee of $40.00

_____, Register of Deeds
Bill Meek, Register of Deeds

Attest:

_____, Deputy
Tonya E. Buckingham, Deputy

Affix Register of Deeds Seal

COUNTY SURVEYOR

Reviewed in accordance with K.S.A. 58-2006 on this ____ day of _____, 2008.

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

MKEC ENGINEERING CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600

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