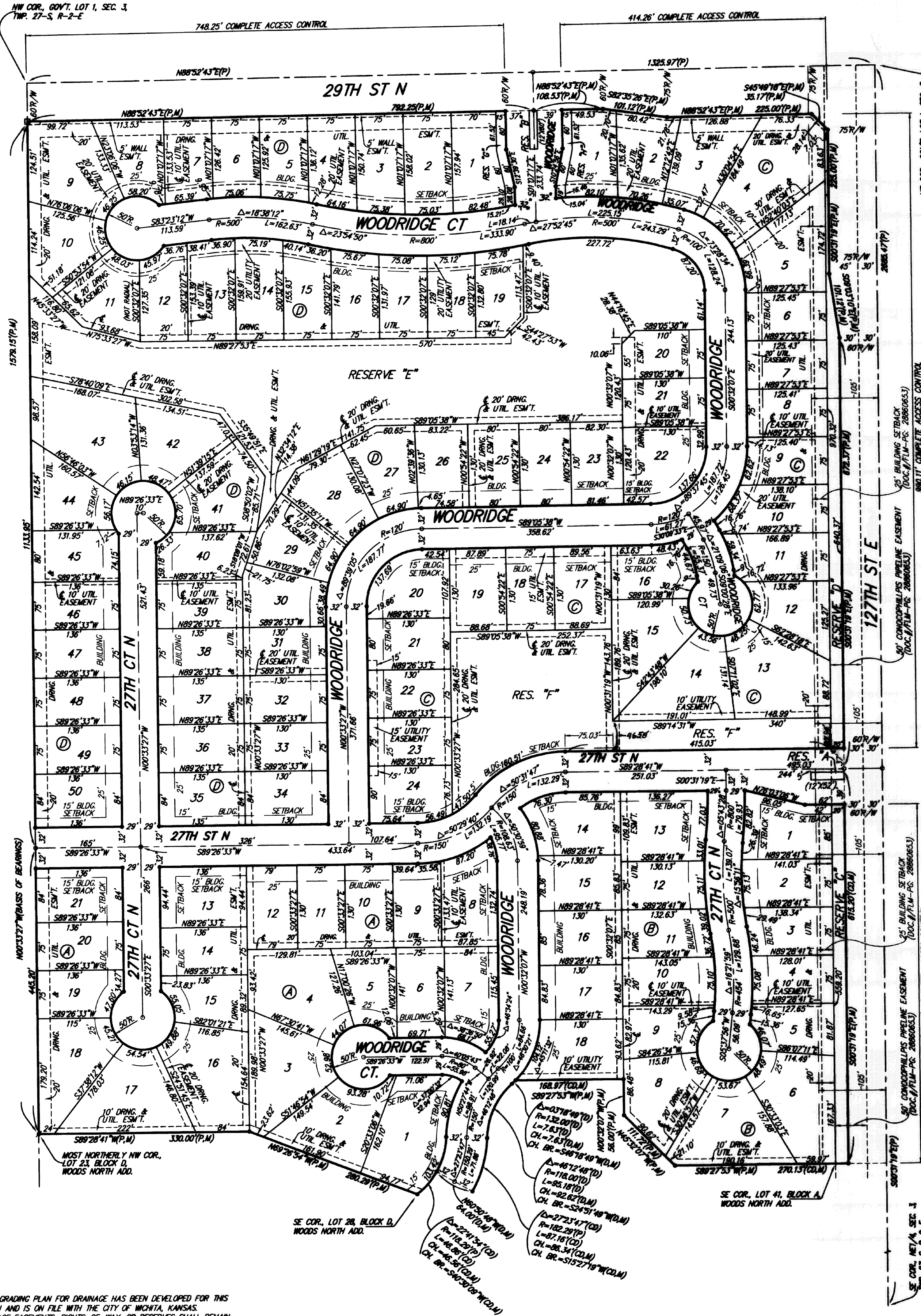


# WOODS NORTH 3RD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



- = # REBAR W/ "BAUGHMAN" CAP (SET)
- = # REBAR W/ "BAUGHMAN" CAP (FOUND)
- = # REBAR W/ "MCC" CAP (FOUND)

- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (CAL) = CALCULATED PER DESCRIBED INFO.

LOT	BLOCK	ELEVATION
6-8, 18	A	1388.0
10-21	D	1388.0
23-29	D	1388.0
40-43	D	1388.0

**NOTE:**  
CROSS CUT ON NORTH END OF WEST HEADWALL  
137.5' SOUTH & 12' WEST OF THE INTERSECTION  
OF 29TH ST N & 127TH ST E  
ELEV. = 1382.45 NAVD83

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County and state do hereby certify that we have surveyed and platted  
"WOODS NORTH 3RD ADDITION", Wichita, Sedgwick County, Kansas and that  
the accompanying plat is a true and correct exhibit of the property surveyed,  
described as All of Lots 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43,  
44, 45, and 46, Block A, TOGETHER with all of Lots 28, 29, 30, 31, 32, 33, 34,  
35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54,  
55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74,  
75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, and 92,  
Block D, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13,  
and 14, Block E, TOGETHER with all of Reserves "B", "C", "D", "E", "F", "G", "H",  
and "I", TOGETHER with that part of and abutting the following described line:  
Beginning at the southeast corner of Lot 41 in said Block A, thence N89°57'23"E  
along the easterly extension of the south line of Lot 41 in said Block A, 20.00 feet to a point on the east line of said Reserve "I", and for a point of termination, TOGETHER with that part of said Reserve "I" described as follows: Beginning at the southwest corner of Lot 30 in said Block A, thence N89°27'53"E along the south line of said Lot 30, 28.70 feet to the point of curvature of a non-tangent curve to the right, thence southwesterly along said curve, through a central angle of 03°18'49" and having a radius of 132.00 feet, an arc distance of 7.63 feet, (having a chord length of 7.63 feet bearing S46°18'49"W), to the point of reverse curvature of a tangent curve to the left; thence southwesterly and southerly along said curve, through a central angle of 46°12'48" and having a radius of 118.00 feet, an arc distance of 95.18 feet, (having a chord length of 92.62 feet bearing S24°51'49"W), to the end of said curve, the end of said curve being a tangent point on a curve to the left in the west line of said Reserve "I"; thence northerly and northwesterly along said curve, through a central angle of 18°04'01" and having a radius of 182.29 feet, an arc distance of 57.48 feet, (having a chord length of 57.24 feet bearing N07°16'35"W), to the point of tangency of said curve in said west line; thence N16°18'36"W along the west line of said Reserve "I", 14.60 feet to a deflection corner in said west line, said deflection corner also being the point of curvature of a non-tangent curve to the left in said west line; thence northeasterly along said curve, through a central angle of 11°52'22" and having a radius of 158.00 feet, an arc distance of 32.74 feet, (having a chord length of 32.68 feet bearing N56°04'07"E), to the point of beginning, TOGETHER with all of Davis, 27th St. N., 27th Ct. N., Greenbriar, Eagle, Eagle Ct., Eagle Cr., and Shadowridge Cr., and TOGETHER with that part of Woodridge lying north of and abutting the following described line: Beginning at the most northerly corner of Lot 29 in said Block A; thence N80°50'48"W, 64.00 feet to a point on the west right-of-way line of said Woodridge, and for a point of termination, all as platted and dedicated in Woods North Addition, Wichita, Sedgwick County, Kansas.

All being situated in Government Lot 1 and the Northeast Quarter of Section 3, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b. Baughman Company, P.A.

Michael G. Conroy, Surveyor  
Michael G. Conroy, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "WOODS NORTH 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements 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 well 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. Reserve "A" is hereby reserved for open space, landscaping, entry monuments, streets, utilities, drainage purposes, and pipelines as confined to easement. Reserve "B" is hereby reserved for open space, landscaping, entry monuments, streets, utilities, and drainage purposes. The public shall not bear the cost of any repair or replacement of improvements within said Reserves "A" and "B" adversely affected by street construction, repair, or maintenance. Reserves "C" and "D" are hereby reserved for open space, landscaping, utilities as confined to easements, and pipelines as confined to easement. Reserve "E" is hereby reserved for landscaping, open space, berms, lakes, sidewalks, drainage purposes, and utilities as confined to easements. Reserve "F" is hereby reserved for entry monuments, berms, landscaping, open space, playgrounds, swimming pools and related facilities, parking, sidewalks, drainage purposes, and utilities as confined to easements. Reserves "G" and "H" are hereby reserved for entry monuments, open space, landscaping, utilities, and drainage purposes. Reserves "A", "B", "C", "D", "E", "F", "G", and "H" shall be owned and maintained by the homeowners association for the addition provided, however, that the undersigned, or the homeowners association, as the undersigned's successor in interest, may, in their discretion, deed a parcel of a Reserve to an owner or owners of an adjacent Lot, subject to the obligation to maintain such deeded parcel of a Reserve in compliance with the provisions hereof and in compliance with the maintenance covenants of any applicable restrictive covenants and/or regulations. 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.

Greenwich/4, LLC,  
a Kansas limited liability company  
Ritchie Associates, Inc., Manager  
Kevin M. Muller, President

Ritchie Development Corporation,  
a Kansas corporation  
Kevin M. Muller, President

Firethorne, LLC,  
a Kansas limited liability company  
Ritchie Development Corporation,  
a Kansas corporation, Sole Member  
Kevin M. Muller, President

This plat of "WOODS NORTH 3RD ADDITION",  
Wichita, Sedgwick County, Kansas has been submitted to and approved by the  
Wichita-Sedgwick County Metropolitan Area Planning Commission,  
Wichita, Kansas.  
Dated this 16<sup>th</sup> day of February, 2012.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

Sharon Farney, Chair  
John Schlegel, Secretary  
Carol Brewer, Mayor  
Karen Sublett, City Clerk

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

Entered on transfer record this 10<sup>th</sup> day  
of March, 2012.  
Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been  
filed for record in the office of the Register of Deeds, this 13<sup>th</sup> day  
of May, 2012 at 3:30 P.M. and is duly recorded.

Bill Meek, Register of Deeds  
Tanya Buckingham, Deputy

We, the undersigned holders of a mortgage on  
the above described property do hereby consent to this plat of "WOODS  
NORTH 3RD ADDITION", Wichita, Sedgwick County, Kansas.  
INTRUST Bank, N.A.  
Gary D. Schmitt, Division Director

State of Kansas) SS The foregoing instrument acknowledged before  
me, this 13<sup>th</sup> day of May, 2012, by Gary D. Schmitt,  
Division Director of INTRUST Bank, N.A., on behalf of the bank.

Rhonda M. von Mosch, Notary Public

State of Kansas) SS The foregoing instrument acknowledged before me,  
this 18<sup>th</sup> day of March, 2012, by Kevin M. Muller, President  
of Ritchie Associates, Inc., as Manager of Greenwich/4, LLC, a Kansas limited  
liability company, on behalf of the limited liability company.

Judith M. Terhune, Notary Public

State of Kansas) SS The foregoing instrument acknowledged before me,  
this 18<sup>th</sup> day of March, 2012, by Kevin M. Muller, President  
of Ritchie Development Corporation, a Kansas corporation, on behalf of the  
corporation.

Judith M. Terhune, Notary Public

State of Kansas) SS The foregoing instrument acknowledged before me,  
this 18<sup>th</sup> day of March, 2012, by Kevin M. Muller, President  
of Firethorne, LLC, a Kansas limited liability company on behalf of the limited  
liability company.

Judith M. Terhune, Notary Public

**NOTE:**  
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS  
SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS.  
ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN  
AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE  
CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH  
IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.