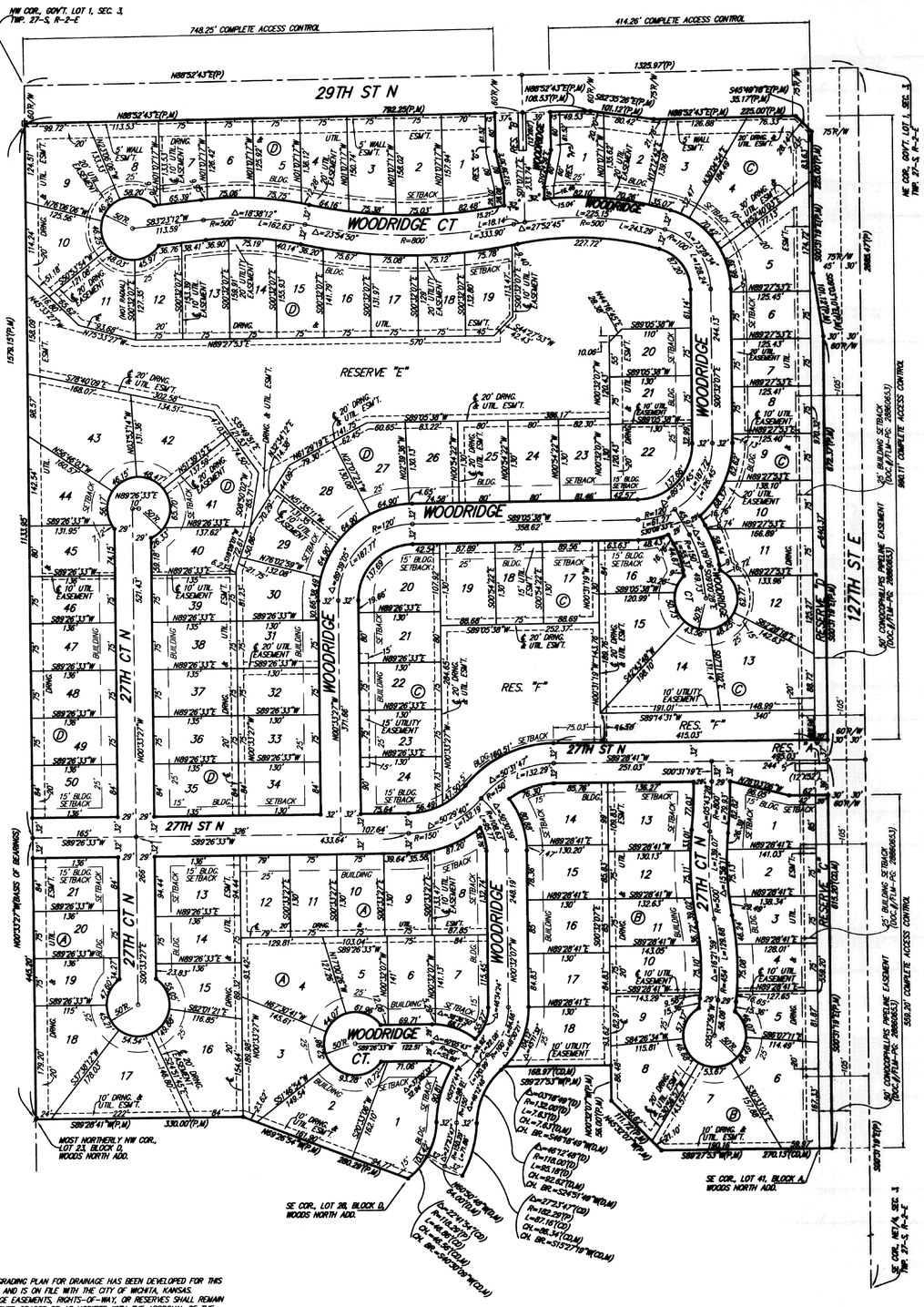
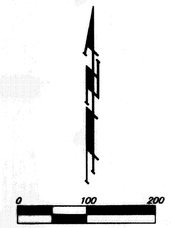
WOODS NORTH 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS





● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
= #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
□ = #4 REBAR W/ "MKEC" CAP (FOUND)

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

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
6–8, 18	A	1386.0
10–21	D	1388.0
23–29	D	1388.0
40–43	D	1388.0

BENCHMARK:
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 NAVD88

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.

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 "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 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block F, TOGETHER with all of Reserves "B", "F", "H", "I", "K", "M", "N", and "O", TOGETHER with that part of Reserve "I" lying north 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 Davin, 27th St. N., 27th Ct. N, Greenbriar, Eagle, Eagle Ct., Eagle Cir., and Shadowridge Cir., 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 N60°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. CONREY REGISTERED LS-971 KANSAS LAND SURVEYOR

Michael G. Conrey 3-19-2012, Surveyor
Michael G. Conrey

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 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. 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. Mullen, President

Ritchie Development Corporation,
a Kansas corporation

Kevin M. Mullen, President

Firethorne, LLC,
a Kansas limited liability company
Ritchie Development Corporation,
a Kansas corporation, Sole Member

Kevin M. Mullen, 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 16th day of February, 2012.
Wichita-Sedgwick County Metropolitan Area Planning Commission

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION SEAL KANSAS

Shawn Farney, Chair

John L. Schlegel, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 8th day of May, 2012.

Carl Brewer, Mayor

Karen Sublett, MMC, City Clerk
Karen Sublett

Recorded in accordance with K.S.A. 58-2005 on this 19th day of May, 2012.

TRICIA L. ROBELLO LICENSED LS-1246 KANSAS LAND SURVEYOR

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

CLERK OF SEDGWICK COUNTY SEDGWICK COUNTY KANSAS

Entered on transfer record this 10th day of May, 2012.

Kelly B. Arnold, 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 11th day of May, 2012 at 3:38:50 o'clock P.M. and is duly recorded.

Bill Meek, Register of Deeds
Bill Meek

Sedgwick County
Register of Deeds - Bill Meek
DOC.#/FLM-PG: 29290469
Receipt #: 1818274
Pages Recorded: 1
Cashier Initials: HLM
Recording Fee: $20.00
Authorized By
Date Recorded: 5/11/2012 3:38:50 PM

Tonya Buckingham, Deputy
Tonya Buckingham

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, Branch Manager (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 13th day of March, 2012, by Gary D. Schmitt, Division Director (Title) of INTRUST Bank, N.A., on behalf of the bank.

RHONDA M. von MOSCH, Notary Public

My App't. Exp. 10-23-2012

Rhonda M. von Mosch Notary Public - State of Kansas My Appt. Expires 10-23-2012

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 13th day of MARCH, 2012, by Kevin M. Mullen, 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 My Appt. Expires 11-7-13

JUDITH M. TERHUNE, Notary Public

My App't. Exp. 11-7-13

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 13th day of MARCH, 2012, by Kevin M. Mullen, President of Ritchie Development Corporation, a Kansas corporation, on behalf of the corporation.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-13

JUDITH M. TERHUNE, Notary Public

My App't. Exp. 11-7-13

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 13th day of MARCH, 2012, by Kevin M. Mullen, President of Ritchie Development Corporation, a Kansas corporation, as Sole Member of Firethorne, LLC, a Kansas limited liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-13

JUDITH M. TERHUNE, Notary Public

My App't. Exp. 11-7-13

SHEET 24 OF 24

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\WOODS NORTH 3RD_11-12-F047\PLAT\DRAWINGS\WOODS NORTH 3RD F.DWG-MGC

DC 222-2