

# MONARCH LANDING 5TH ADDITION

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and  
platted "MONARCH LANDING 5TH ADDITION", an Addition to Wichita,  
Sedgwick County, Kansas and that the accompanying plat is a true and  
correct exhibit of the property surveyed, described as and being a replat  
of all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, Block A,  
Monarch Landing 4th Addition, Wichita, Sedgwick County, Kansas, TOGETHER  
with Reserves "A", "B", "C", and "D", as platted in said Monarch Landing  
4th Addition, and TOGETHER with all of 21st Ct. N. as platted in said  
Monarch Landing 4th Addition.

Existing public easements, building setbacks,  
access controls, and dedications, if any, being  
vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the Southeast Quarter of  
Section 1, Township 27 South, Range 2 East of the  
Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

\_\_\_\_\_, Surveyor  
Michael G. Conrey, P.S. #971

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, a Street, and Reserves to be known as  
"MONARCH LANDING 5TH ADDITION", an Addition to Wichita, Sedgwick  
County, Kansas. The utility easements are hereby granted to the public  
as indicated for the construction and maintenance of all public utilities.  
The drainage easement is hereby granted to the public as indicated for  
drainage purposes. The drainage and utility easements are hereby  
granted to the public as indicated for drainage purposes and for the  
construction and maintenance of all public utilities. The sanitary sewer  
easement is hereby granted to the public as indicated for the  
construction and maintenance of sanitary sewer systems and related  
appurtenances. The street, drainage, and utility easements are hereby  
granted to the public as indicated for street purposes including sidewalks,  
for drainage purposes, and for the construction and maintenance of all  
public utilities. No private drainage systems shall be located within  
public drainage easements unless a Residential Drainage Relief Permit is  
obtained from the City of Wichita Public Works & Utilities Department.  
The street is hereby dedicated to and for the use of the public.  
Reserve "A" is hereby reserved for open space, landscaping, drainage  
purposes, berms, street purposes including sidewalks as confined to  
easement, and utilities as confined to easements. No regrading within  
abutting rights-of-way shall be allowed with the construction of the  
berms allowed within said Reserve "A". The berms cannot impact access  
to or bury manholes, water valves and/or water meters. Reserve "B" is  
hereby reserved for open space, landscaping, drainage purposes,  
screening, walking paths, pipelines as confined to easements, street  
purposes including sidewalks as confined to easements, sanitary sewers  
and related appurtenances as confined to easement, and utilities as  
confined to easements. Reserve "C" is hereby reserved for open space,  
landscaping, drainage purposes, screening, walking paths, pipelines as  
confined to easements, street purposes including sidewalks as confined to  
easements, and utilities as confined to easements. Reserve "D" is  
reserved for open space, landscaping, drainage purposes, screening,  
walking paths, pipelines as confined to easements, and utilities as  
confined to easements. Reserves "A", "B", "C", and "D" 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 or any applicable restrictive covenants and/or  
regulations. Compliance with any platted restrictions and applicable  
restrictive covenants affecting said Reserves shall be binding on any  
owners, successors, heirs, and assigns. Access controls shall be as  
depicted on the face of the plat and are hereby granted to the City of  
Wichita, Kansas.

Monarch Landing Rentals LLC,  
a Kansas limited liability company

\_\_\_\_\_, Manager  
Paul J. Gray

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Paul J. Gray, Manager  
of Monarch Landing Rentals LLC, a Kansas limited liability company, on  
behalf of the limited liability company.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

We, the undersigned holders of a mortgage on the  
above described property, do hereby consent to this plat of "MONARCH  
LANDING 5TH ADDITION", an Addition to Wichita, Sedgwick County, Kansas.

Union State Bank

State of Kansas) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore me, this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_,  
\_\_\_\_\_, of Union State Bank, on behalf of the bank.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

This plat of "MONARCH LANDING 5TH  
ADDITION", 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 \_\_\_\_\_, 2021.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chairman  
Michael C. Greene

\_\_\_\_\_, Secretary  
Scott A. Wadle

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_, Mayor,  
Brandon J. Whipple, City of Wichita

\_\_\_\_\_, City Clerk  
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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

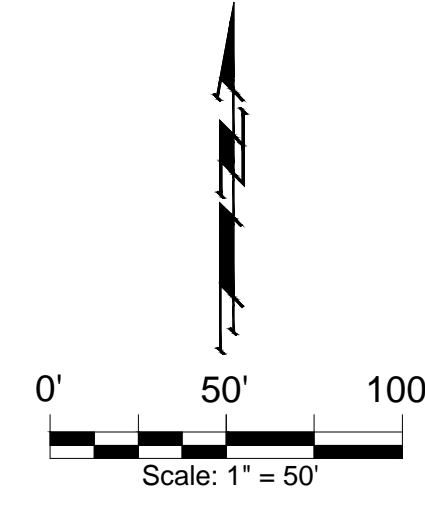
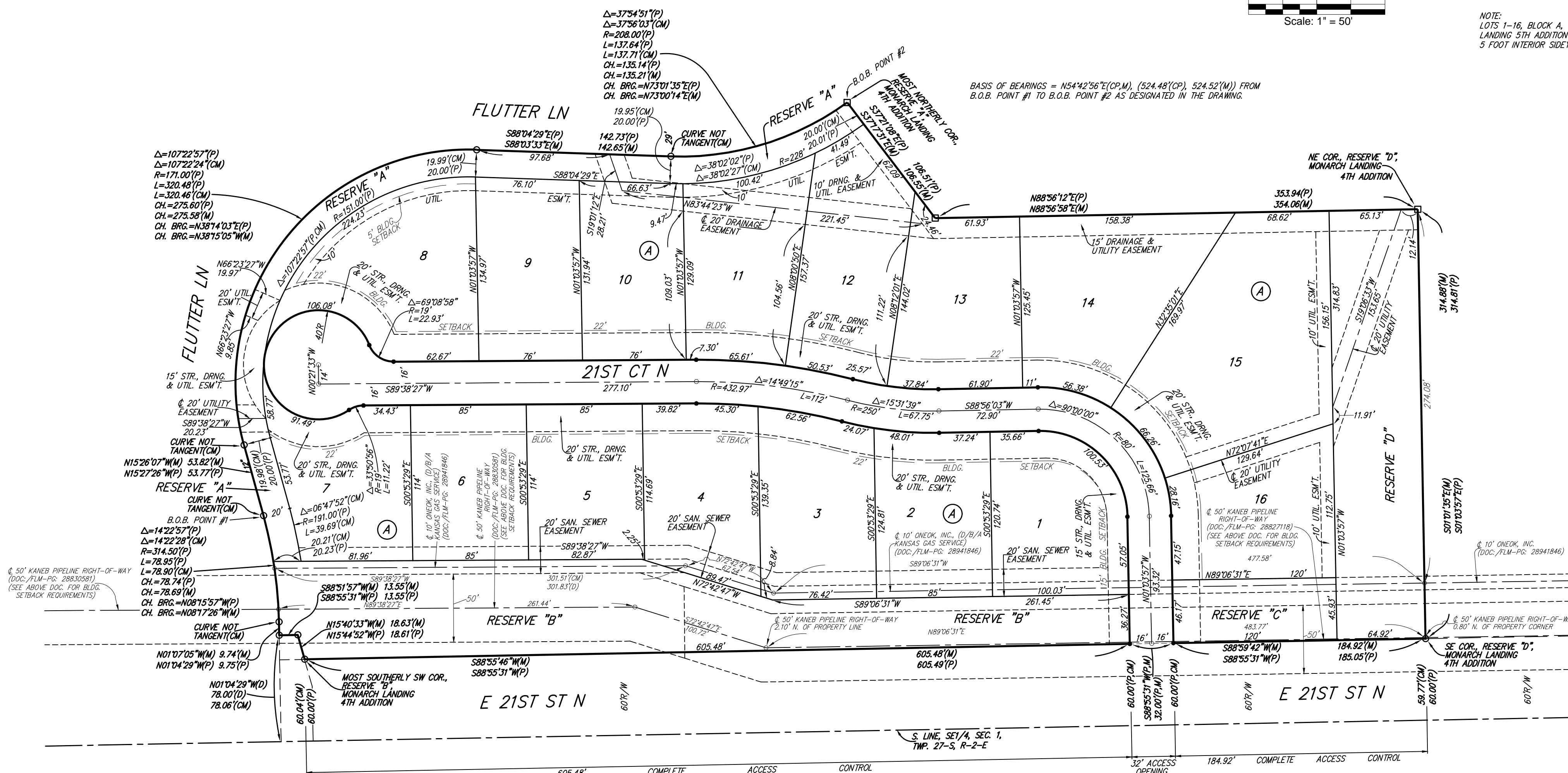
Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2021.

\_\_\_\_\_, County Clerk  
Kelly B. Arnold

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2021 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Tonya Buckingham

\_\_\_\_\_, Deputy  
Kenly Zehring



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
  - = #5 REBAR W/ "MEC" CAP (FOUND)
- (M) = MEASURED  
(P) = PLATTED  
(D) = DESCRIBED  
(CM) = CALCULATED FROM MEASURED INFO.  
(CP) = CALCULATED FROM PLATTED INFO.

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

NOTE:  
LOTS 1-16, BLOCK A, WITHIN MONARCH  
LANDING 5TH ADDITION SHALL HAVE A  
5 FOOT INTERIOR SIDEYARD SETBACK.

SHEET  
12 OF 12

DRAINAGE PLAN NOTE:  
A master drainage plan has been developed for this plat. All  
drainage assessments, rights-of-way, and reserves shall remain at  
established grades (unless modified with the approval of the City  
Engineer) and shall be unobstructed to allow for the conveyance of  
stormwater in accordance with the Stormwater Manual. The  
maintenance of all drainageways and drainage facilities in backyard  
drainage assessments and reserves shall be the responsibility of the  
property owner, and shall be enforced by the Homeowners' Association  
and be provided for in the Homeowners' Association covenants.

**BAUGHMAN COMPANY**  
315 Ellis St. Wichita, KS 67211 316-262-7271  
BaughmanCo.com

C:\Progress\Monarch Landing 5th Addition - MONARCH LANDING 5TH ADDITION.dwg