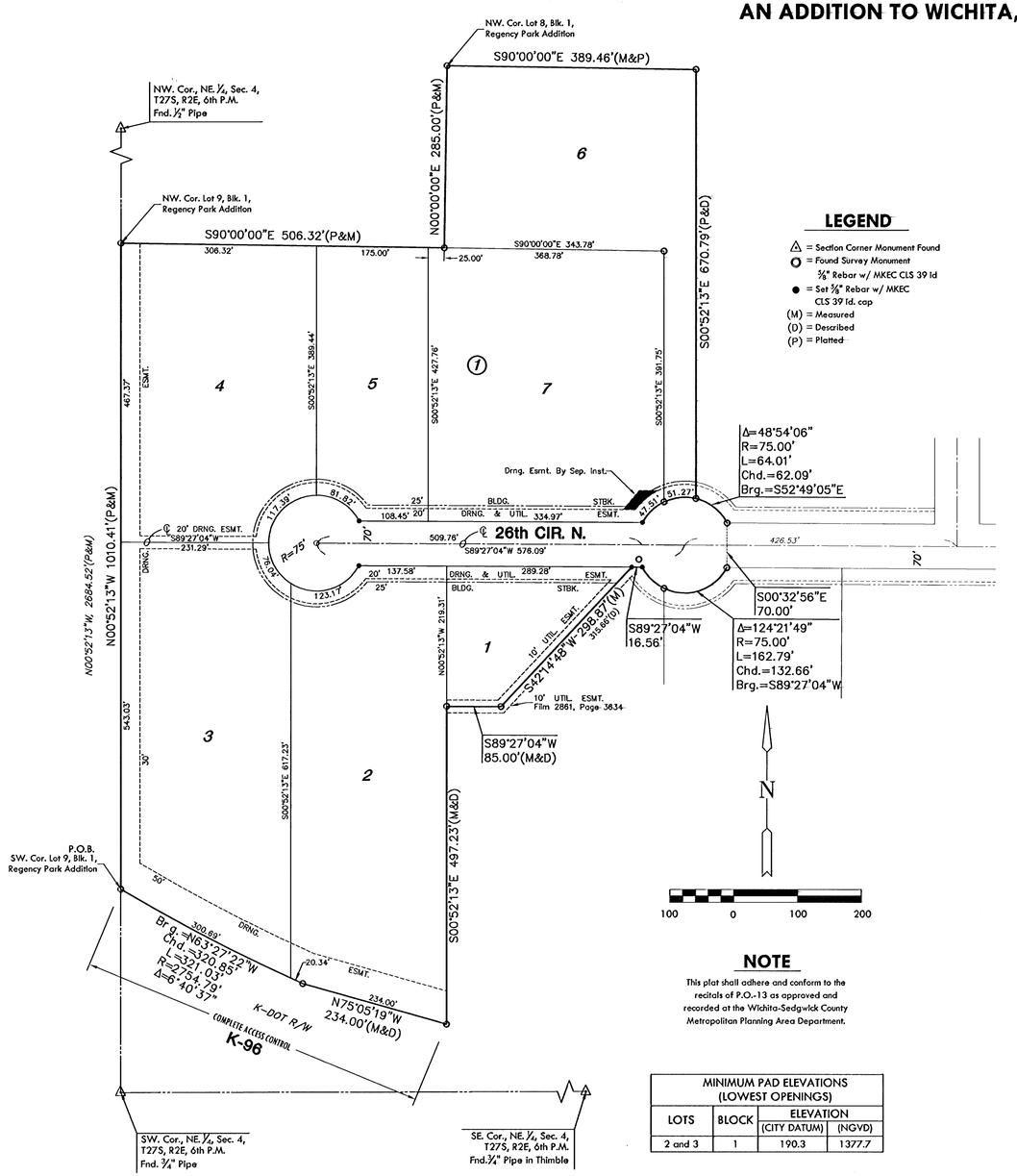
FINAL PLAT

REGENCY PARK THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



LEGEND

- △ = Section Corner Monument Found
- ○ = Found Survey Monument
  - ⅜" Rebar w/ MKEC CLS 39 Id
- ● = Set ⅝" Rebar w/ MKEC CLS 39 Id. cap
- (M) = Measured
- (D) = Described
- (P) = Platted

NOTE

This plat shall adhere and conform to the recitals of P.O.-13 as approved and recorded at the Wichita-Sedgwick County Metropolitan Planning Area Department.

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOTS	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (NGVD)
2 and 3	1	1903	1377.7

We, MKEC Engineering Consultants, Inc., a Registered Corporate Land Surveyor in Kansas, do hereby certify that we have been in responsible charge of surveying and platting of "REGENCY PARK THIRD ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, and a Block, the same being accurately set forth in the accompanying plat and described herein:

A replat of a tract of land lying in portions of Lots 8 and 9, Block 1, and within a portion of North 26th Street Circle, Regency Park Addition, an addition to Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows:

BEGINNING at the Southwest most corner of said Lot 9; thence along the West line of said Lot 9 on a platted bearing of N00°52'13"W, 1010.41 feet to the Northwest corner of said Lot 9, thence along the Northerly line of said Lot 9, S90°00'00"E, 506.32 feet to a Southwesterly corner said Lot 8; thence along the West most line of said Lot 8, N00°00'00"E, 285.00 feet to the Northwest corner of said Lot 8; thence along the North line of said Lot 8, S00°00'00"E, 389.46 feet to the Northeast corner of a "Tract A" described on a recorded Lot Split, Film 2166, Page 0170; thence along the East line of said "Tract A", S00°52'13"E, 670.79 feet to a point on curve to the right, said curve being the Northerly right-of-way line of North 26th Street Circle; thence along said curve 64.01 feet, said curve having a central angle of 48°54'06", a radius of 75.00 feet, and a long chord distance of 62.09 feet, bearing S52°49'05"E; thence S00°32'56"E, 70.00 feet to the point of curvature on the South right-of-way line of said North 26th Street Circle; thence along a curve to the right and along said South right-of-way line 162.79 feet, said curve having a central angle of 124°21'49", a radius of 75.00 feet, and a long chord distance of 132.66 feet, bearing S89°27'04"W; thence S89°27'04"W, 16.56 feet to the Westerly line of "Tract A" as described on a recorded Lot Split, Film 2855, Page 9428; thence along said Westerly line of aforementioned "Tract A" for the next three courses, S42°14'48"W, 298.87 feet; thence S89°27'04"W, 85.00 feet; thence S00°52'13"E, 497.23 feet to the South line of said Lot 9; thence along said South line for the next two courses, N75°05'19"W, 234.00 feet to a point on a non-tangent curve to the right; thence along said curve 321.03 feet to the **POINT OF BEGINNING**, said curve having a central angle of 06°40'37", a radius of 2754.79 feet, and a long chord distance of 320.85 feet, bearing N63°27'22"W. Said tract lies within portions of two recorded lot splits recorded on Film 2166, Page 0170 and Film 2855, Page 9428.

All reserves, streets, utility easements, building setbacks, access control, together with any and all established public rights-of-way within the above described property is 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_____2005.

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, and a Block the same to be known as "REGENCY PARK THIRD ADDITION," an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted to the public. All abutters right to access to or from K-96 over and across the South line of said "REGENCY PARK THIRD ADDITION" are hereby granted to the appropriate governing body. A drainage plan has been developed for this plat and all drainage easements, right-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.

REGENCY PARK OF WICHITA, L.L.C., a Kansas limited liability company

_____, Vice President
Rob Ramseyer, Vice President
Ritchie Development Corporation, Manager

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ____ day of _____, 2005, by Rob Ramseyer, Vice President, Ritchie Development Corporation, manager of, Regency Park of Wichita, 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.

_____, Notary Public
Notary Public Cynthia A. Womack

My Term Expires: February 7th, 2009

BROWN FAMILY REAL ESTATE, L.L.C., a Arkansas limited liability company

_____, Member
Janet Keefer, Member

STATE OF MISSOURI, JACKS

CITY OF WICHITA

_____, Mayor
Carlos Mayans, Mayor

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ____ day of _____, 2005, by Carlos Mayans, Mayor, City of Wichita.

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

_____, Notary Public
Notary Public

My Term Expires: _____.

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

Dated this ____ day of _____, 2005

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chair
Morris K. Dunlap, Chair

Attest:

_____, Secretary
John L. Schlegel, Secretary

At the direction of the City Council.

_____, Mayor
Carlos Mayans, Mayor

Attest:

_____, City Clerk
Karen Sublett, City Clerk

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this ____ day of _____, 2005

_____, County Clerk
Don Brace, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 2005, at _____ o'clock _M; and is duly recorded.

DOCUMENT NO.

_____, Register of Deeds
Bill Meek, Register of Deeds

Attest:

_____, Deputy
Tonya E. Buckingham, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2005.

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

MKEC ENGINEERING CONSULTANTS
411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 681 - 4200

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