

NOTES

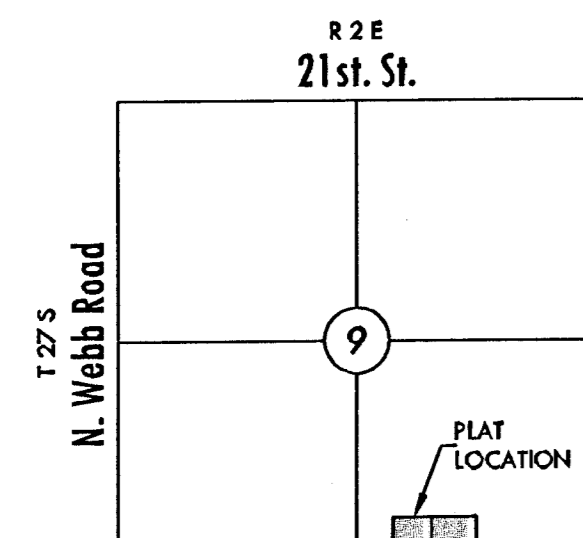
- GEOGRAPHY:** Located in the northeast Wichita in an commercial corridor. The property has access to K-96 Expressway via 13th Street. Existing adjoining land uses include: airplane manufacturing, concrete manufacturing, high-end commercial, retail, offices, and residential.
- LOT TOTAL - 2**
- ANNEXATION:** Presently un-incorporated; annexation has been requested.
First reading is scheduled for May 1st and second reading May 8th
- EXISTING/PROPOSED USES:** existing - vacant field
proposed - Commercial office park and commercial / retail business uses
- ZONING:** Existing / no change in zoning is planned - "LI" Limited Industrial
- PLAT AREA:** Gross = 15.06 acres / Net = 13.78 acres
- SURVEY DATE:** April 2007 (by MKEC)
- PUBLIC UTILITIES:** Municipal sanitary sewer and water shall be extended to both lots from the west.
- ACCESS / ACCESS CONTROLS:** 13th Street - Access points for Lot, 2 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'. Lot 1 shall have access to 13th Street via a private cross-lot access agreement. Further access restrictions are established per private development agreement.
- RESERVES:** None
- FLOOD:** According to FEMA FIRM Community Unit Panel 2017C0379E, effective date February 7th, 2007; this property lies within flood zone "X", "Areas determined to be outside the 0.2% annual chance floodplain."
- DRAINAGE:** A drainage report shall accompany this plat and submitted to the Engineering Department on Thursday, April 12th.
- BUILDING SETBACK:** As per Wichita-Sedgwick County Unified Zoning Code ("LI" Front Setback of 20', Side 0', Rear 0'). Further setback regulations are effective by private instrument.
- PIPELINE CONFINEMENT:** A blanket right-of-way contract in favor of Cooperative Refinery Associates now Coffeyville Resources Pipeline LLC is on the subject property (recorded Misc. Record 239, Page 551 dated Oct. 11, 1948), however the pipeline does not affect the subject property. This pipeline right-of-way is be confined in conjunction with the platting of this land.
- DEED RESTRICTIONS:** All present and existing deed restrictions shall be enforced by the Homeowners Association.

LEGAL DESCRIPTION

A tract of land lying in a portion of the West Half of the Southeast Quarter of Section 9, Township 27 South, Range 2 East of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas, said tract of land being more particularly described as follows:
COMMENCING at the southwest corner of said Quarter; thence along the south line of said Southeast Quarter on a Kansas coordinate system of 1983 south zone grid bearing of N88°53'46"E, 392.31 feet to the POINT OF BEGINNING; thence parallel with the west line of said Southeast Quarter N01°00'39"W, 705.00 feet; thence parallel with the south line of said Southeast Quarter N88°53'46"E, 931.15 feet to the east line of said West Half; thence along said east line S00°54'24"E, 705.00 feet to the south line of said Southeast Quarter; thence along said south line S88°53'46"W, 929.87 feet to the POINT OF BEGINNING.
Said tract CONTAINS: 656,000 square feet or 15.06 acres of land, more or less.

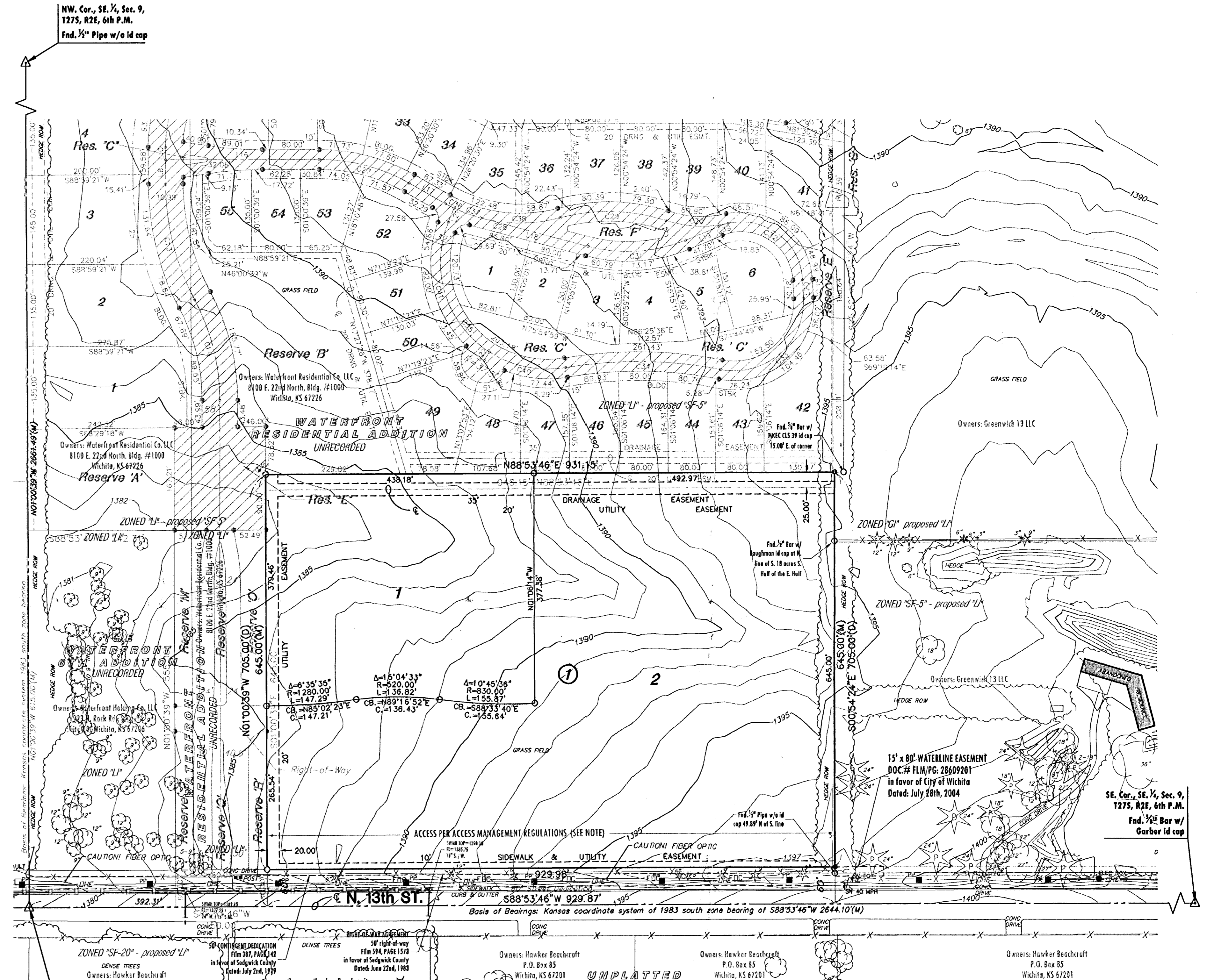
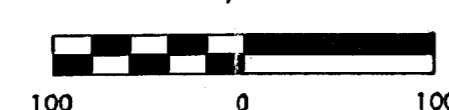
LEGEND

- EDGE OF TREES
- - CONIFEROUS TREE
- - DECIDUOUS TREE
- - SIGN
- - POWER POLE
- - ELECTRIC BOX
- - LIGHT POLE
- - FIRE HYDRANT
- - WATER VALVE
- - WATER METER
- - STORM WATER MANHOLE
- - SANITARY SEWER MANHOLE
- - TELEPHONE MANHOLE
- - TELEPHONE RISER
- - INLET
- - GRATE INLET
- - GAS METER
- - BENCHMARK
- - 3/8" REBAR/MKEC CLS 39
- - PROPERTY CORNER FOUND
- - SECTION CORNER
- EASEMENT
- BUILDING SETBACK
- FENCE
- STORM SEWER PIPE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND FIBER OPTIC CABLE



NORTH

1"=100' / 1:1200



SE. Cor., SE. 1/4, Sec. 9,
T27S, R2E, 6th P.M.
Fnd. 3/4" Bar w/
Garbar id cap

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S88°53'46"W 2644.10'(M)

UNPLATED

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 "GREENWICH OFFICE PARK ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and a Street, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in a portion of the West Half of the Southeast Quarter of Section 9, Township 27 South, Range 2 East of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas, said tract of land being more particularly described as follows:
 COMMENCING at the southwest corner of said Quarter; thence along the south line of said Southeast Quarter on a Kansas coordinate system of 1983 south zone grid bearing of N88°53'46"E, 392.31 feet to the POINT OF BEGINNING; thence parallel with the west line of said Southeast Quarter N01°00'39"W, 705.00 feet; thence parallel with the south line of said Southeast Quarter N88°53'46"E, 931.15 feet to the east line of said West Half; thence along said east line S00°54'24"E, 705.00 feet to the south line of said Southeast Quarter; thence along said south line S88°53'46"W, 929.87 feet to the POINT OF BEGINNING.

All reserves, streets, utility easements, building setbacks, and access controls, together with, an easement for right-of-way recorded in Film 594, Page 1573; a contingent street dedication recorded in Film 378, Page 142, together with all other public dedications 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 _____, 2007.

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, a Block, a Street the same to be known as "GREENWICH OFFICE PARK 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.

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

All abutters rights of access to or from 13th Street over and across the south line of "GREENWICH OFFICE PARK ADDITION," are hereby granted to the appropriate governing body, as indicated hereon, Lot 2 have access locations per the access control notes as stated hereon.

A drainage plan has been developed for this plat. 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.

OWNER'S CERTIFICATE

Greenwich 13, LLC, a Kansas limited liability company

_____, Manager
 George Laham, Manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on ___ day of _____, 2007, by George Laham, Manager, Greenwich 13, 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.

_____, Notary Public
 Notary Public
 Sign and print below

SEAL
 My Term Expires _____

MORTGAGE CERTIFICATE

We INTRUST Bank, N.A. holders of a mortgage on the above described property, do hereby consent to the plat of "MONARCH LANDING ADDITION."

INTRUST Bank, N.A.

_____, Executive Vice President
 Gary D. Schmitt, Executive Vice President

This instrument was acknowledged before me on this ___ day of _____, 2007, by Gary D. Schmitt, Executive Vice President, INTRUST Bank, N.A.

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
 Sign and print below

SEAL
 My Term Expires _____

PLANNING COMMISSION CERTIFICATE

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

Dated this ___ day of _____, 2007

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chair
 Darrell A. Downing, 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 _____, 2007

At the direction of the City Council.

_____, Mayor
 Carl Brewer, Mayor

Attest: _____, City Clerk
 Karen Sublett, City Clerk

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this ___ day of _____, 2007

_____, County Clerk
 Don Brace, County Clerk

REGISTER OF DEEDS CERTIFICATE

This is to certify that this instrument was filed for record in the Register of Deeds office this day of _____, 2007, at _____ o'clock _____ M, and is duly recorded.

_____, Register of Deeds
 Bill Meek, Register of Deeds

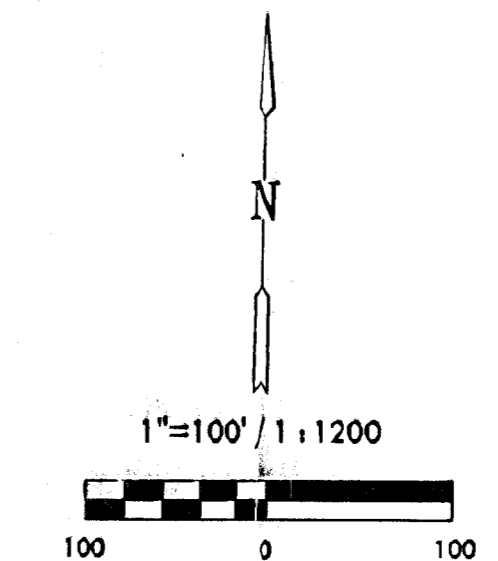
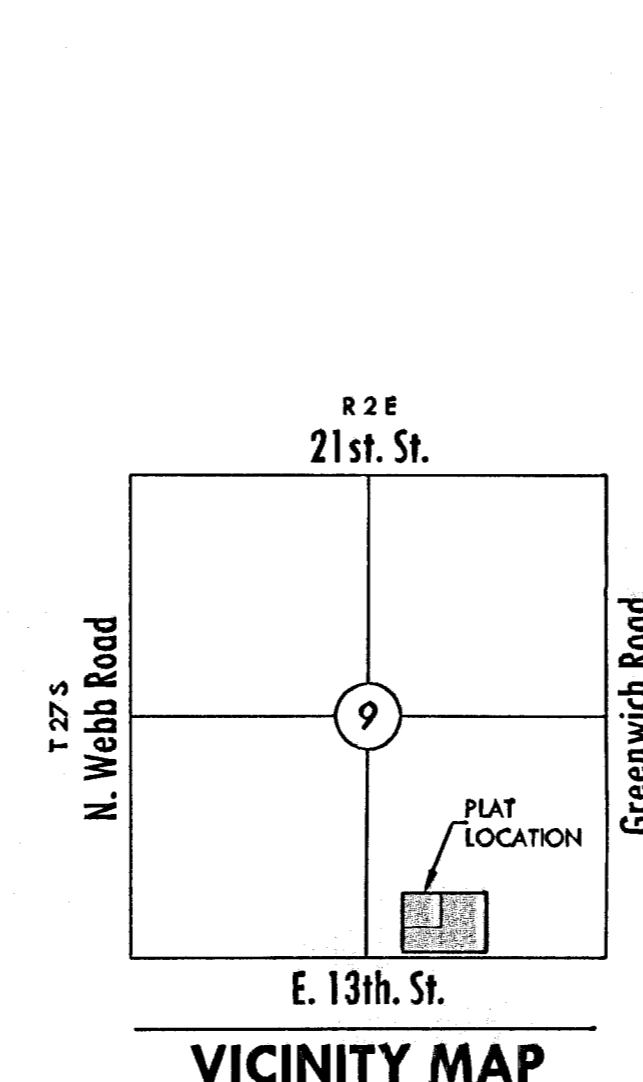
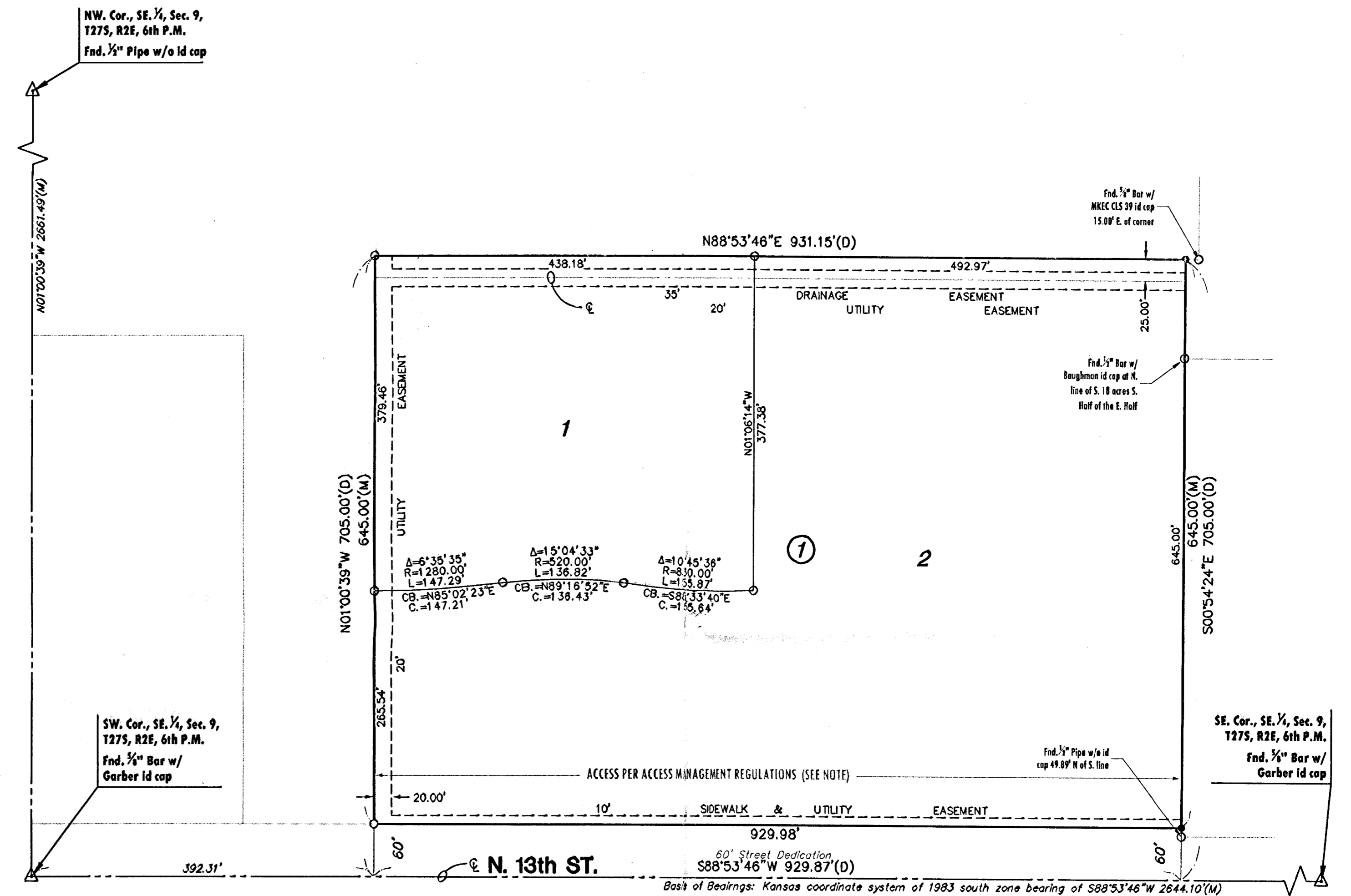
Attest: _____, Deputy
 Tonya E. Buckingham, Deputy

COUNTY SURVEYOR

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of _____, 2007.

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

FINAL PLAT
GREENWICH OFFICE PARK ADDITION
 AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



Basis of Bearings: Kansas coordinate system of 1983 south zone grid bearing of S88°53'45"E along the S. line of SE 1/4, Sec. 9, T27S, R2E, 6th P.M.

LEGEND

- Date of Survey: March, 2007
- △ = Section Corner Monument Found
- = Found 3/8" Rebar w/ MKEC CLS 39 Id. cap unless otherwise annotated
- = Set 3/8" Rebar w/ MKEC CLS 39 Id. cap
- (M) = Measured
- (CM) = Calculated from measured
- (D) = Deeded / described

ACCESS CONTROLS NOTE

13th Street - Access points for Lot, 2 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'.

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