

**NOTES**

- GEOGRAPHY:** Located in northeast Wichita in an area rapidly transitioning from agricultural uses into suburban residential. The property has access to K-96 via 21st Street. Existing surrounding land uses include suburban residential, rural residential, Anover Public schools, and agriculture production.
- LOT TOTAL -** 41
- ANNEXATION:** Wichita Ord. No. 47-354 Dated Feb. 16th, 2007
- EXISTING/PROPOSED USES:** Vacant residential / Suburban Residential
- ZONING:** Single Family - 5000 "SF-5"
- PLAT AREA:** Gross - 14.85 acres
- SURVEY DATE:** 2007 (by MKEC) Contours by (LIDAR March 2008) (Sewer elevations on NGVD 29 per design)
- PUBLIC UTILITIES:** Municipal sanitary sewer shall extended to the site from the west. Municipal water is available from the west.
- ACCESS CONTROLS:** As shown on 159th Street
- FLOOD:** According to FEMA FIRM Community Unit Panel 20173C0250E, Effective Date February 7, 2007; this property lies within flood zone "X". **LOWEST OPENING TO BE DETERMINED AT THE TIME OF FINAL PLATTING.**
- DRAINAGE:** A drainage report shall accompany this plat. The property lies within branches of Brookhaven Creek (a.k.a. Republican Creek) and Dry Creek (Butler County) drainage basins.

LINE	LENGTH	BEARING
L1	25.76	S70°14'42"E
L2	139.80	N88°55'31"E
L3	21.50	S01°04'29"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
CT	123.97	341.00	20°49'47"	123.29	S80°39'36"E

**LEGAL DESCRIPTION**

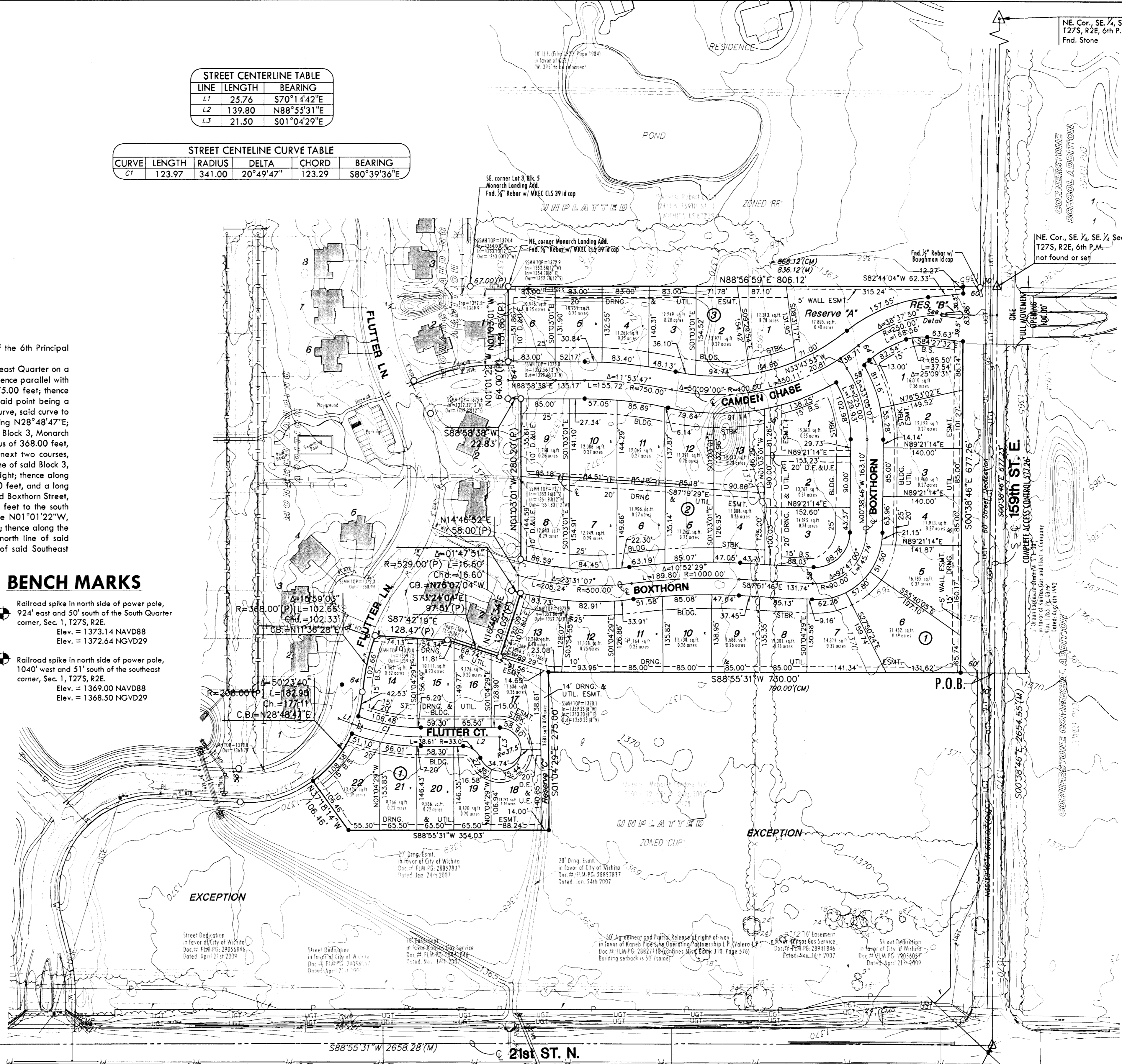
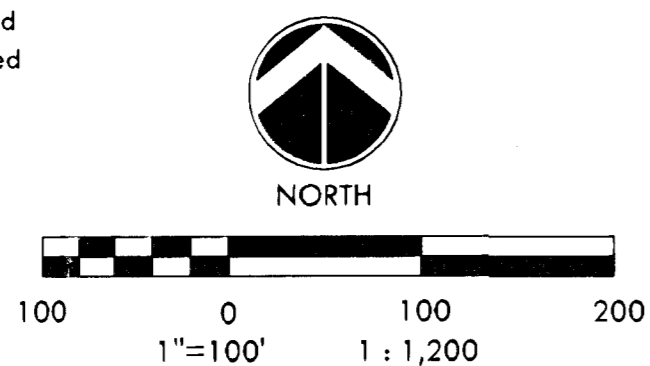
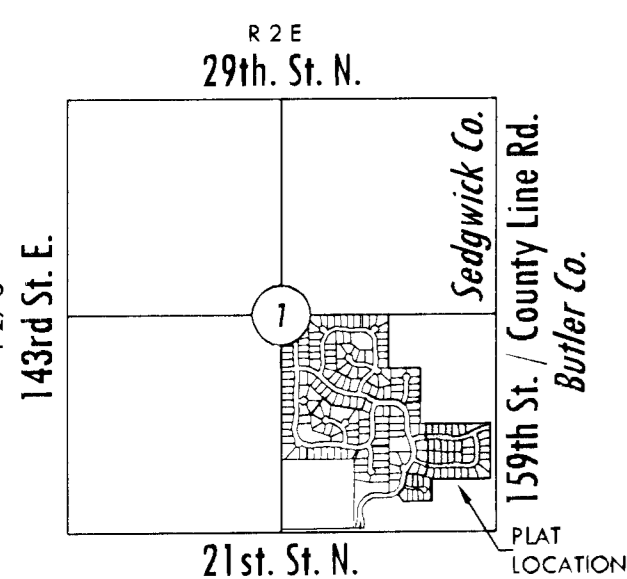
A tract of land lying in the Southeast Quarter of the Southeast Quarter, Section 1, Township 27 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas, said tract being more particularly described as follows: COMMENCING at the southeast corner of the Southeast Quarter of said Section 1; thence along the east line of said Southeast Quarter on a Kansas coordinate system of 1983 south zone grid bearing of N00°38'46"W, 650.02 feet to the POINT OF BEGINNING, thence parallel with and 650.00 feet north of the south line of said Southeast Quarter, S88°55'31"W, 790.00 feet; thence S01°04'29"E, 275.00 feet; thence S88°55'31"W, 354.03 feet; thence N37°18'14"W, 106.46 feet to a point on the east right-of-way line of Flutter Lane, said point being a point on a non-tangent curve to the left; thence along said curve and said east right-of-way line, 182.95 feet to a reverse curve, said curve to the left having a central angle of 50°23'40", a radius of 208.00 feet, and a long chord distance of 177.11 feet, bearing N28°48'47"E; thence along said reverse curve continuing along said east right-of-way line, 102.66 feet to the southwest corner of Lot 1, Block 3, Monarch Landing Addition, an addition to Wichita, Sedgwick County, Kansas, said curve having a central angle of 15°59'03", a radius of 368.00 feet, and a long chord distance of 102.33 feet, bearing N11°36'28"E; thence along the south line of said Block 3 for the next two courses, S87°42'19"E, 128.47 feet; thence S73°24'04"E, 97.51 feet to the southeast corner of said Block 3; thence along the east line of said Block 3, N16°46'34"E, 120.09 feet to the south right-of-way line of Boxthorn Street, being a point on a non-tangent curve to the right; thence along said curve 16.60 feet and said south right-of-way line, said curve having a central angle of 01°47'51", a radius of 529.00 feet, and a long chord distance of 16.60 feet, bearing N76°07'04"W; thence N14°46'52"E, 58.00 feet to the north right-of-way line of said Boxthorn Street, being the southeast corner of Block 4, said addition; thence along the east line of said Block 4, N01°03'01"W, 280.20 feet to the south right-of-way line of Camden Chase Street; thence along said south right-of-way line, S88°58'38"W, 22.83 feet; thence N01°01'22"W, 64.00 feet to the north right-of-way line of said Camden Chase Street, being the southeast corner of Block 5, said addition; thence along the east line of said Block 5, N01°03'01"W, 131.86 feet to the northeast corner of said addition, being a point on the north line of said Southeast Quarter of said Southeast Quarter; thence along said north line, N88°56'59"E, 866.12 feet to the east line of said Southeast Quarter of said Southeast Quarter; thence along said east line, S00°38'46"E, 677.23 feet to the POINT OF BEGINNING.

**BENCH MARKS**

- BM#2 Railroad spike in north side of power pole, 924' east and 50' south of the South Quarter corner, Sec. 1, T27S, R2E. Elev. = 1373.14 NAVD88 Elev. = 1372.64 NGVD29
- BM#5 Railroad spike in north side of power pole, 1040' west and 51' south of the southeast corner, Sec. 1, T27S, R2E. Elev. = 1369.00 NAVD88 Elev. = 1368.50 NGVD29

**LEGEND**

- CONIFEROUS TREE
- DECIDUOUS TREE
- SIGN
- POWER POLE
- ELECTRIC BOX
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SECTION CORNER
- BENCHMARK
- Found 3/8" rebar w/ MKEC CLS 39 id. cap
- Measured
- Platted
- Calculated from Measured
- Record description or deed
- EASEMENT
- BUILDING SETBACK
- FENCE
- STORM SEWER PIPE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- GAS PIPELINE
- TELEPHONE LINE
- UNDERGROUND ELEC.
- OVERHEAD ELECTRIC
- FIBER OPTIC CABLE



SE. Cor., SE 1/4, Sec. 1, T27S, R2E, 6th P.M. Fnd. 3/4" Pipe w/ Moehring id cap over thimble

**MKEC**  
ENGINEERING  
CONSULTANTS, INC.

Date submitted: March 22nd, 2010

411 N. WEBB ROAD  
WICHITA, KS. 67206  
316 - 684 - 9600

**PRELIMINARY PLAT**  
A portion of the SE 1/4, SE 1/4, Sec. 1, T27S, R2E, 6th P.M.  
**MONARCH LANDING THIRD ADDITION**

OWNERS / DEVELOPER: Attn: Monarch Landing, LLC., c/o Kevin Mullen 8100 E. 22nd St. N. Building 1000 Wichita, KS 67226 (316) 684-7300

**Subdivision Hearing: April 8th, 2010**

L:\Cadd\02031\143rd\143rd\143rd.dwg 3/15/2010 13:41:27 PM CDT