

**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 plating of "MONARCH LANDING THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves and Streets, the same being accurately set forth in the accompanying plat and described herein:

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, 354.04 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°44'04"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 and said south right-of-way line 16.60 feet, 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.

All streets, easements, setbacks, access controls, dedications, together with that portion of a Drainage Easement recorded Doc.#/FLM-PG: 28857837, and any other public dedications all 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 \_\_\_\_\_, 2011.



Gregory J. Allison, PE, LS #1257  
MKEC Engineering Consultants, Inc.  
411 North Webb Road  
Wichita, Kansas 67206

**OWNER'S CERTIFICATE**

Know all men by these presents that the undersigned property owner of the land above set forth in the Registered Land Surveyor's Certificate, has caused the same to be surveyed and platted into Lots, Blocks, Reserves and Streets the same to be known as "MONARCH LANDING 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. Private screening fences, walls, and associated appurtenances may cross drainage and/or utility easements. The wall easements are hereby platted for the construction and maintenance of a private wall. Utilities and drainage may cross the wall easement.

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

Reserves "A", "B", and "C" are platted for drainage, utilities confined by easements, sidewalks, landscaping, irrigation, signs, open space, berms, and monuments. The Reserves shall be owned and maintained by the developer and/or a Lot Owner's Association and/or successors or assigns and are reserved for the stated uses.

A drainage plan has been developed for this plat. Drainage easements, rights-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 stormwater.

MONARCH LANDING, LLC, a Kansas limited liability company

Kevin Mullen, President  
Ritche Development Corporation, manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on this day of \_\_\_\_\_, 2011, by Kevin Mullen, President, Ritche Development Corporation, manager, Monarch Landing, 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  
My Term Expires: \_\_\_\_\_

**MORTGAGE CERTIFICATE**

INTRUST Bank, N.A. holder of a mortgage on the above described property, does hereby consent to the plat of "MONARCH LANDING THIRD ADDITION."

INTRUST Bank, N.A.

Gary D. Schmitt, Executive Vice President

This instrument was acknowledged before me on this day of \_\_\_\_\_, 2011, 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  
My Term Expires: \_\_\_\_\_

FINAL TRACING REC'D 5-26-11

**FINAL PLAT**

**MONARCH LANDING THIRD ADDITION**

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

**PLANNING COMMISSION CERTIFICATE**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2011

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Debra Miller Stevens, Chair

Affix: \_\_\_\_\_ Secretary

**COUNTY SURVEYOR**

Reviewed in accordance with K.S.A. 58-2005 on this day of \_\_\_\_\_, 2011.

Deputy County Surveyor

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

**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 \_\_\_\_\_, 2011

At the direction of the City Council.

Carl Brewer, Mayor

Affix: \_\_\_\_\_ City Clerk

Karen Sublett, City Clerk

**TRANSFER RECORD**

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this day of \_\_\_\_\_, 2011

Kelly B. Arnold, County Clerk

**REGISTER OF DEEDS CERTIFICATE**

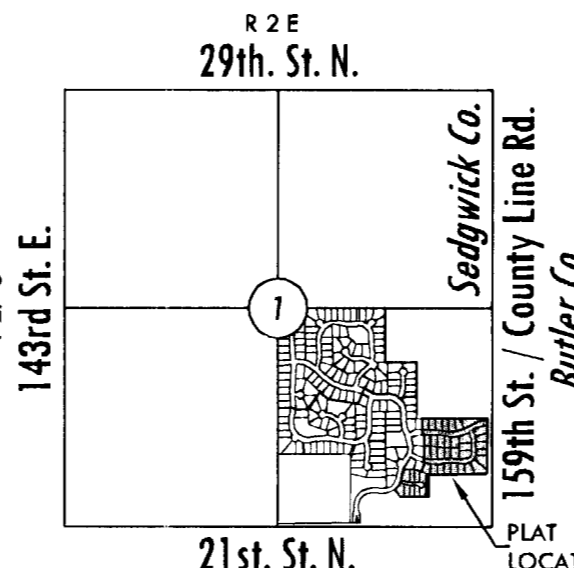
STATE OF KANSAS, SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this day of \_\_\_\_\_, 2011, at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

Bill Meek, Register of Deeds

Affix: \_\_\_\_\_ Deputy

Tonya E. Buckingham, Deputy



**VICINITY MAP**

**BENCH MARKS**

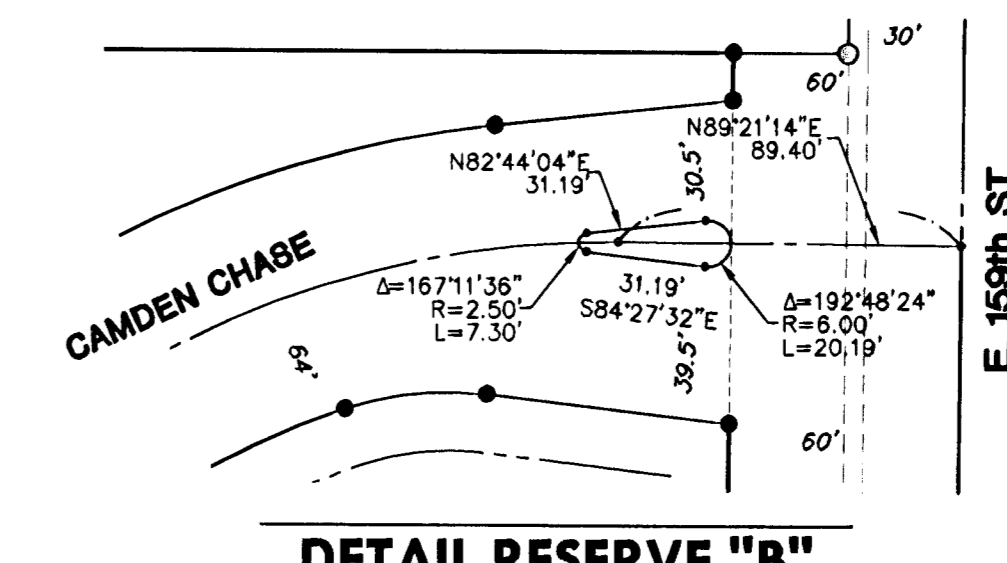
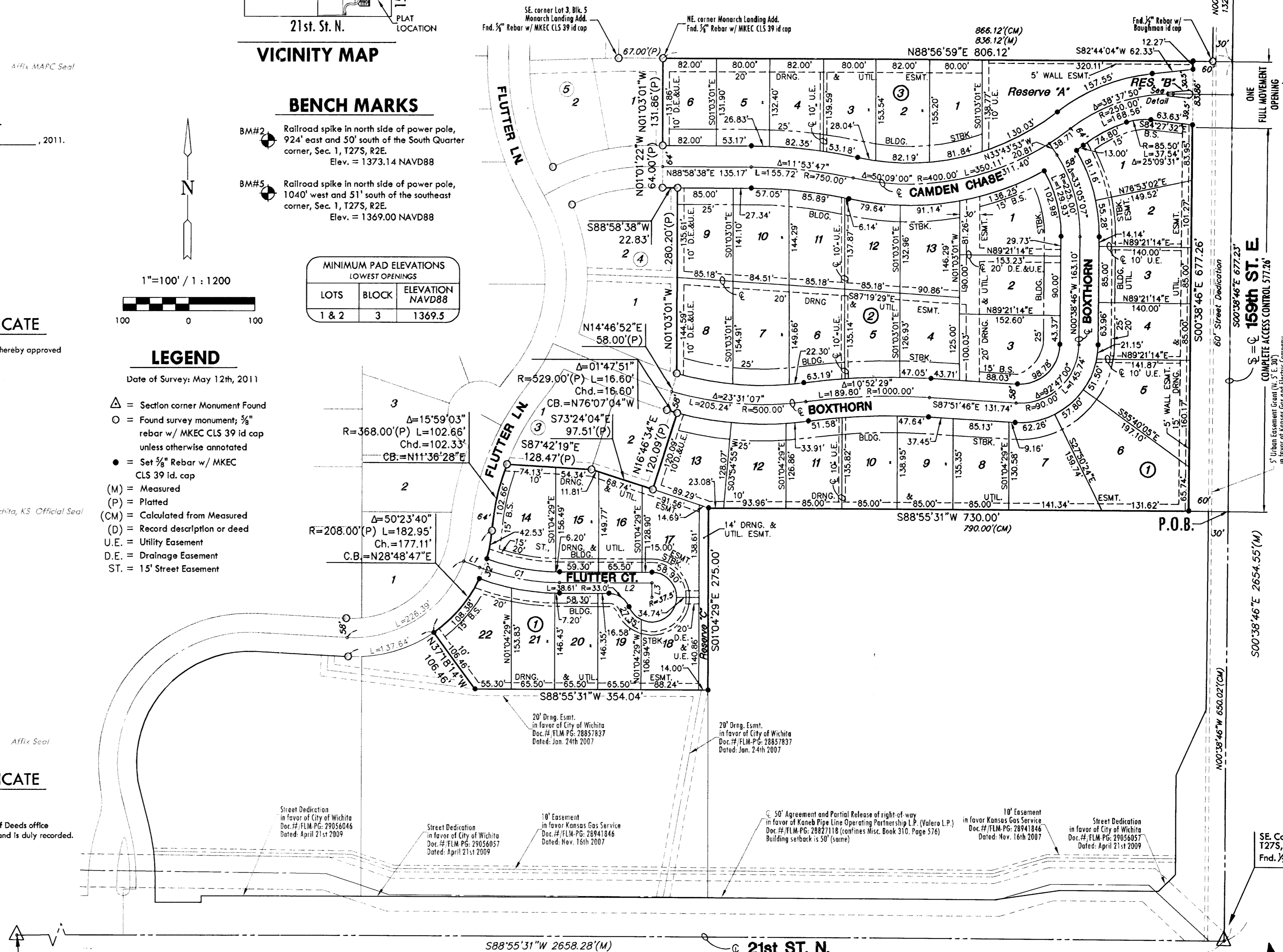
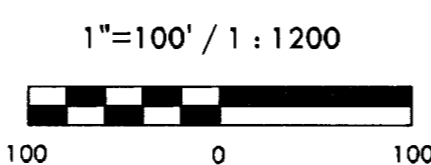
- BM#2 Railroad spike in north side of power pole, 924' east and 50' south of the South Quarter corner, Sec. 1, T27S, R2E. Elev. = 1373.14 NAVD88
- BM#5 Railroad spike in north side of power pole, 1040' west and 51' south of the southeast corner, Sec. 1, T27S, R2E. Elev. = 1369.00 NAVD88

MINIMUM PAD ELEVATIONS  
LOWEST OPENINGS

LOTS	BLOCK	ELEVATION NAVD88
1 & 2	3	1369.5

**LEGEND**

- △ = Section corner Monument Found
- = Found survey monument; 3/8" rebar w/ MKEC CLS 39 id cap unless otherwise annotated
- = Set 3/8" Rebar w/ MKEC CLS 39 id. cap
- (M) = Measured
- (P) = Platted
- (CM) = Calculated from Measured
- (D) = Record description or deed
- U.E. = Utility Easement
- D.E. = Drainage Easement
- ST. = 15' Street Easement



Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of S00°38'46"E along the E. line of the SE 1/4, Sec. 1, T27S, R2E, 6th P.M.  
This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

STREET CENTERLINE CURVE TABLE

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

STREET CENTERLINE TABLE

LINE	LENGTH	BEARING
L1	25.76	S76°14'42"E
L2	139.80	N88°55'31"E
L3	21.50	S01°04'29"E

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