

ONE-STEP FINAL PLAT

WOODS NORTH 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

This plat of "WOODS NORTH 3RD ADDITION",
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 _____,
Wichita-Sedgwick County Metropolitan Area Planning Commission

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and
platted "WOODS NORTH 3RD ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as All of Lots 30, 31, 32, 33, 34, 35, 36, 37,
38, 39, 40, 41, 42, 43, 44, 45, and 46, Block A, TOGETHER with all of
Lots 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44,
45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62,
63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80,
81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, and 92, Block D, TOGETHER
with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block E,
TOGETHER with all of Reserves "B", "C", "H", "J", "K", "M", "N", and "O",
TOGETHER with that part of Reserve "I" lying north of and abutting
the following described line: Beginning at the southeast corner of Lot 41 in
said Block A; thence N89°57'23"E along the easterly extension of the
south line of Lot 41 in said Block A, 20.00 feet to a point on the east
line of said Reserve "I", and for a point of termination, TOGETHER with
that part of said Reserve "I" described as follows: Beginning at the
southwest corner of Lot 30 in said Block A; thence N89°27'53"E along the
south line of said Lot 30, 28.70 feet; thence S46°18'49"W, 7.63 feet to
the point of curvature of a tangent curve to the left; thence
southwesterly and southerly along said curve, through a central angle of
46°12'48" and having a radius of 118.00 feet, an arc distance of 95.18
feet, (having a chord length of 92.62 feet bearing S24°51'49"W), to the
end of said curve, the end of said curve being a tangent point on a curve
to the left in the west line of said Reserve "I"; thence northerly and
northwesterly along said curve, through a central angle of 18°04'01" and
having a radius of 182.29 feet, an arc distance of 57.48 feet, (having a
chord length of 57.24 feet bearing N07°16'35"W), to the point of tangency
of said curve in said west line; thence N16°18'36"W along the west line of
said Reserve "I", 14.60 feet to a deflection corner in said west line, said
deflection corner also being the point of curvature of a non-tangent curve
to the left in said west line; thence northeasterly along said curve,
through a central angle of 11°52'22" and having a radius of 158.00 feet,
an arc distance of 32.74 feet, (having a chord length of 32.68 feet
bearing N56°04'07"E), to the point of beginning, TOGETHER with all of
Davin, 27th St. N., 27th Ct. N., Greenbriar, Eagle, Eagle Ct., Eagle Cir., and
Shadowridge Cir., and TOGETHER with that part of Woodridge lying north
of and abutting the following described line: Beginning at the most
northerly corner of Lot 29 in said Block A; thence N60°50'48"W, 64.00
feet to a point on the west right-of-way line of said Woodridge, and for
a point of termination, all as platted and dedicated in Woods North
Addition, Wichita, Sedgwick County, Kansas.

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512b.

Baughman Company, P.A.

Michael G. Conroy, Surveyor

Know all men by these presents that we, the
undersigned, have caused the land in the surveyors certificate to be platted into
Lots, Blocks, Streets, and Reserves to be known as "WOODS NORTH
3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are
hereby granted as indicated for the construction and maintenance of all
public utilities. The drainage and utility easements are hereby granted as
indicated for drainage purposes and for the construction and maintenance
of all public utilities. The drainage easements are hereby granted as
indicated for drainage purposes. The wall easements are hereby granted as
indicated for the construction and maintenance of private screening walls
and utility main lines and service lines shall be allowed to cross these
easements. The streets are hereby dedicated to and for the use of the
public. Reserve "A" is hereby reserved for open space, landscaping, entry
monuments, streets, utilities, drainage purposes, and pipelines as confined
to easement. Reserve "B" is hereby reserved for open space, landscaping,
entry monuments, streets, utilities, and drainage purposes. The public shall
not bear the cost of any repair or replacement of improvements within said
Reserves "A" and "B", adversely affected by street construction, repair, or
maintenance. Reserves "C" and "D" are hereby reserved for open space,
landscaping, utilities as confined to easements, and pipelines as confined to
easement. Reserve "E" is hereby reserved for landscaping, open space,
berms, lakes, sidewalks, drainage purposes, and utilities as confined to
easements. Reserve "F" is hereby reserved for entry monuments, berms,
landscaping, open space, playgrounds, swimming pools and related facilities,
parking, sidewalks, drainage purposes, and utilities as confined to easements.
Reserves "A", "B", "C", "D", "E", and "F" 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 of any applicable
restrictive covenants and/or regulations. Access controls shall be as
depicted on the face of the plat and are hereby granted to the City of
Wichita, Kansas. The Minimum Building Pad Elevations for the lowest
opening to the structures shall be as indicated on the face of the plat.

Greenwich/4, LLC,
a Kansas limited liability company
Ritchie Associates, Inc., Manager

Kevin Mullen, President
Ritchie Development Corporation,
a Kansas corporation
Kevin Mullen, President

Shawn Farney, Chair
John L. Schlegel, Secretary

This plat approved and all dedications
shown herein accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2012.

Carl Brewer, Mayor
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2012.

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

Entered on transfer record this _____ day
of _____, 2012.

Don Brace, County Clerk

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 _____, 2012 at _____ o'clock _____ M., and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

We, the undersigned holders of a mortgage on
the above described property, do hereby consent to this plat of "WOODS
NORTH 3RD ADDITION", Wichita, Sedgwick County, Kansas.
INTRUST Bank, N.A.

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) I, _____, 2012, by _____,
deputy me, this _____ day of _____, 2012, by _____,
_____ of INTRUST Bank, N.A., on behalf of the bank.

My App't. Exp. _____, Notary Public

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this _____ day of _____, 2012, by Kevin Mullen, President
of Ritchie Associates, Inc., as Manager of Greenwich/4, LLC, a Kansas limited
liability company, on behalf of the limited liability company.

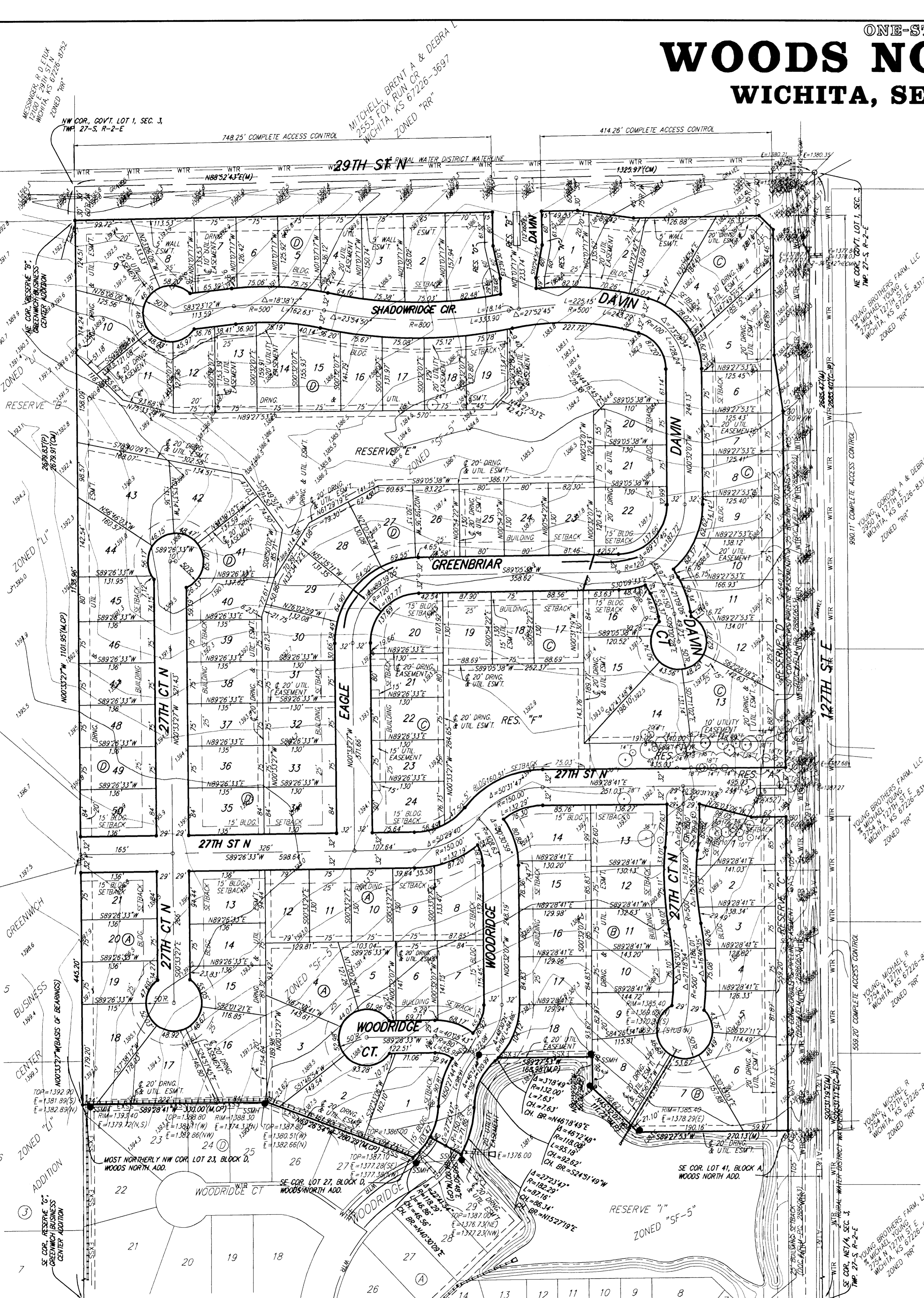
My App't. Exp. _____, Notary Public

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this _____ day of _____, 2012, by Kevin Mullen, President
of Ritchie Development Corporation, a Kansas corporation, on behalf of the
corporation.

My App't. Exp. _____, Notary Public

WOODS NORTH 3RD ADDITION

23 JANUARY 2011
Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-263-2149
F 316-263-2149
www.baughman.com
ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE
E:\PROJECTS\WOODSNORTH3RD\WOODSNORTH3RD_OSF.DWG:RCR



- FM = Fire Hydrant
- PM = Pipeline Marker
- Sign = Sign
- SBC Peg = SBC Pedestal
- T = Tree
- = #4 REBAR w/ "BAUGHMAN" CAP (SET)
- = #4 REBAR w/ "BAUGHMAN" CAP (FOUND)
- = #5 REBAR OVER STONE (FOUND)
- = 1/8" IRON (FOUND)
- = MAG NAIL IN WASHER OVER STONE (FOUND)
- (M) = MEASURED
- (P) = PLATTED
- (CM) = CALCULATED PER MEASURED INFO.
- (CP) = CALCULATED PER PLATTED INFO.

LOT	BLOCK	ELEVATION
6-8, 18	A	1385.0
10-21	D	1388.0
23-29	D	1388.0
40-43	D	1388.0

BENCHMARK:
CROSS CUT ON NORTH END OF WEST HEADWALL
1373 SOUTH & 12 WEST OF THE INTERSECTION
OF 29TH ST N & 12TH ST E.
ELEV = 1382.43 NAVD88

UTILITY NOTE:
ALL SANITARY, SEWER AND STORM WATER
SEWER INFORMATION ARE PER PLAN.