

PW-ENGINEERING 1-71  
Arcefi Rosas  
FOR YOUR FILES

# FIREFLY WAY

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, *Baughman Company, P.A.*, Surveyors in  
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and  
platted "FIREFLY WAY", an Addition to Wichita, Sedgwick County, Kansas  
and that the accompanying plat is a true and correct exhibit of the  
property surveyed, described as and being a replat of all of Lots 3 and 4,  
Block 2, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12,  
13, 14, and 15, Block 3, TOGETHER with all of Lots 1, 2, and 3, Block 4,  
TOGETHER with all of Reserves "B", "F", and "G", TOGETHER with all of  
Founders, Founders Ct., and Collective Ln., all as platted and dedicated in  
Greenwich Business Center Addition, an addition to Wichita, Sedgwick  
County, Kansas, TOGETHER with that part of 28th St. as dedicated in said  
Greenwich Business Center Addition lying east of and abutting the following  
described line: Beginning at the northwest corner of said Lot 15, said  
northwest corner also being a point on the west line of Government Lot 2  
in Section 3, Township 27 South, Range 2 East of the Sixth Principal  
Meridian, Sedgwick County, Kansas; thence  $N00^{\circ}35'43''W$  along the  
northerly extension of the west line of said Lot 15, (and along the west  
line of said Government Lot 2), 70.61 feet to the southwest corner of Lot  
3 in said Block 2, and for a point of termination, and TOGETHER with that  
part of 29th St. N, as dedicated in said Greenwich Business Center  
Addition lying east of and abutting the following described line: Beginning  
at the northwest corner of said Government Lot 2; thence  $S00^{\circ}35'43''E$   
along the west line of said Government Lot 2, 60.00 feet to the  
northwest corner of Lot 4 in said Block 2, and for a point of termination.

Existing public easements, access controls, building  
setback lines, and dedications, if any, being  
vacated by virtue of K.S.A. 12-512b, as amended.

*Baughman Company, P.A.*

*Michael G. Conroy*, Surveyor  
6-2017

We the undersigned holders of a mortgage on the  
above described property, do hereby consent to this plat of "FIREFLY  
WAY", an Addition to Wichita, Sedgwick County, Kansas.  
INTRUST Bank, N.A.

State of Kansas) SS The foregoing instrument acknowledged be-  
fore me, this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by \_\_\_\_\_  
of INTRUST Bank, N.A., on behalf of the bank.

\_\_\_\_\_, Notary Public  
My App't. Exp. \_\_\_\_\_

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  
"FIREFLY WAY", an Addition to 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 street, drainage, and utility easements are hereby  
granted as indicated for street purposes, including sidewalks, for  
drainage purposes, and for the construction and maintenance of all  
public utilities. No signs, light poles, private drainage systems, masonry  
trash enclosures or other structures shall be located within public utility  
easements. The wall easement is 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  
temporary cul-de-sac easement is hereby granted as indicated for the  
construction and maintenance of a temporary cul-de-sac and shall  
expire at such time as 27th St N is extended further west or  
terminated as a permanent cul-de-sac. The streets are hereby  
dedicated to and for the use of the public. No obstructions shall be  
constructed or placed within the street stubs providing future access to  
adjacent properties. Reserve "A" is hereby reserved for open space,  
landscaping, berms, entry monuments, drainage purposes, and streets.  
Reserves "B" and "C" are hereby reserved for open space, landscaping,  
berms, entry monuments, screening walls, drainage purposes, streets as  
confined to easements, and utilities as confined to easements. Reserve  
"D" is hereby reserved for open space, landscaping, berms, drainage  
purposes, walking paths, gazebos, and utilities as confined to easements.  
Reserves "E" and "F" are hereby reserved for open space, landscaping,  
berms, entry monuments, screening walls, drainage purposes, and  
utilities as confined to easements. Reserves "G" and "J" are hereby  
reserved for open space, landscaping, berms, drainage purposes, lakes,  
and utilities as confined to easements. Reserves "H" and "I" are  
hereby reserved for open space, landscaping, a temporary cul-de-sac  
as confined to easement, drainage purposes, and electric lines and  
related appurtenances as confined to easement. Reserve "K" is hereby  
reserved for open space, landscaping, berms, entry monuments, drainage  
purposes, electric lines and related appurtenances as confined to  
easement, and streets. Reserve "L" is hereby reserved for open space,  
landscaping, swimming pools and related facilities, a clubhouse, drainage  
purposes, parking, a playground and recreational areas, and utilities as  
confined to easements. Reserves "A", "B", "C", "D", "E", "F", "G", "H",  
"I", "J", "K", and "L" 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.

*Ritchie Development Corporation*,  
a Kansas corporation  
*Kevin M. Mullen*, President

State of Kansas) SS The foregoing instrument acknowledged before  
me, this 9<sup>TH</sup> day of JANUARY, 2017, by Kevin M. Mullen, President  
of the Ritchie Development Corporation, a Kansas corporation, on behalf  
of the corporation.

*Judith M. Terhune*, Notary Public  
My App't. Expires 11-7-17

This plat of "FIREFLY WAY", an Addition to  
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 \_\_\_\_\_, 2016.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

*David W. Foster*, Chair  
*Dale Miller*, Secretary

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

*Jeff Longwell*, Mayor  
*Karen Sublett*, City Clerk

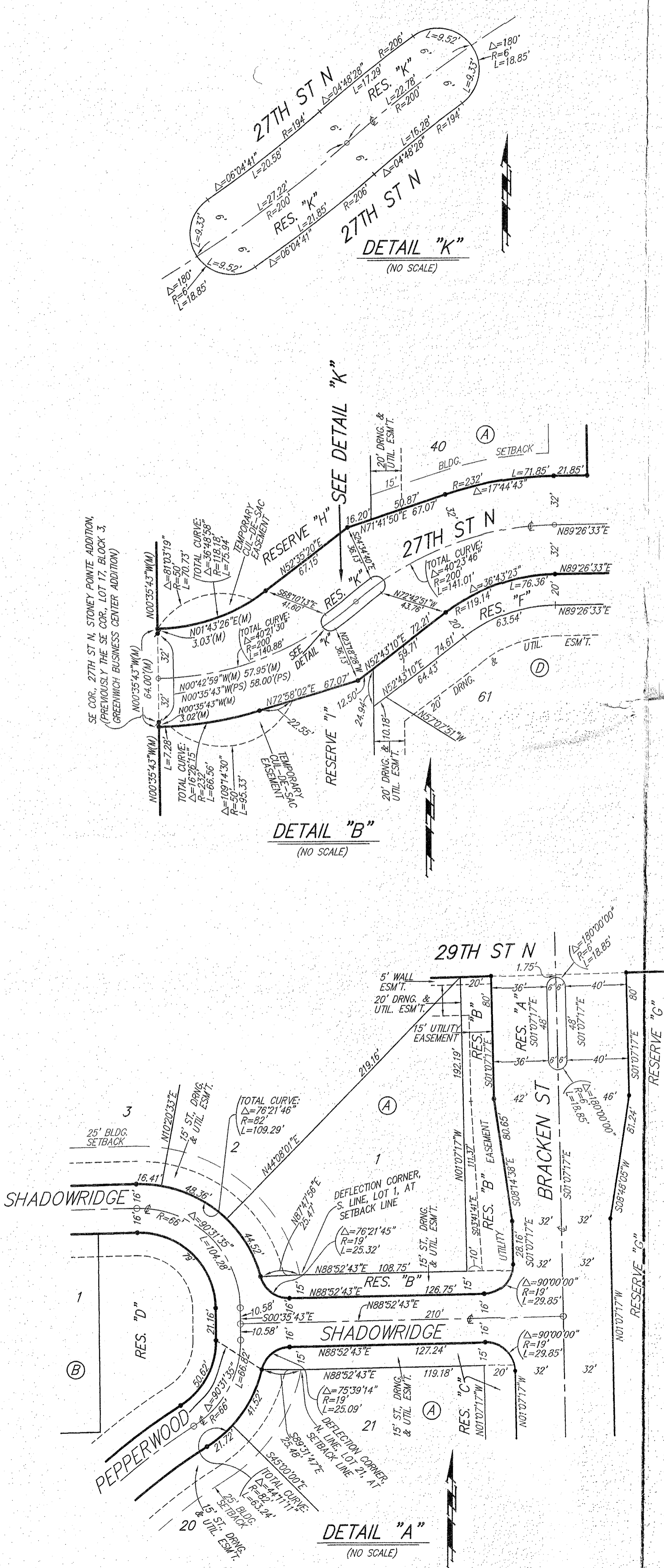
Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2017.  
\_\_\_\_\_, County Clerk  
*Kelly B. Arnold*

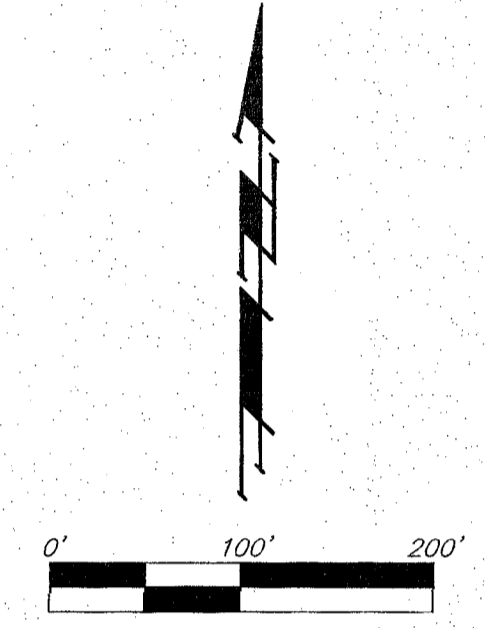
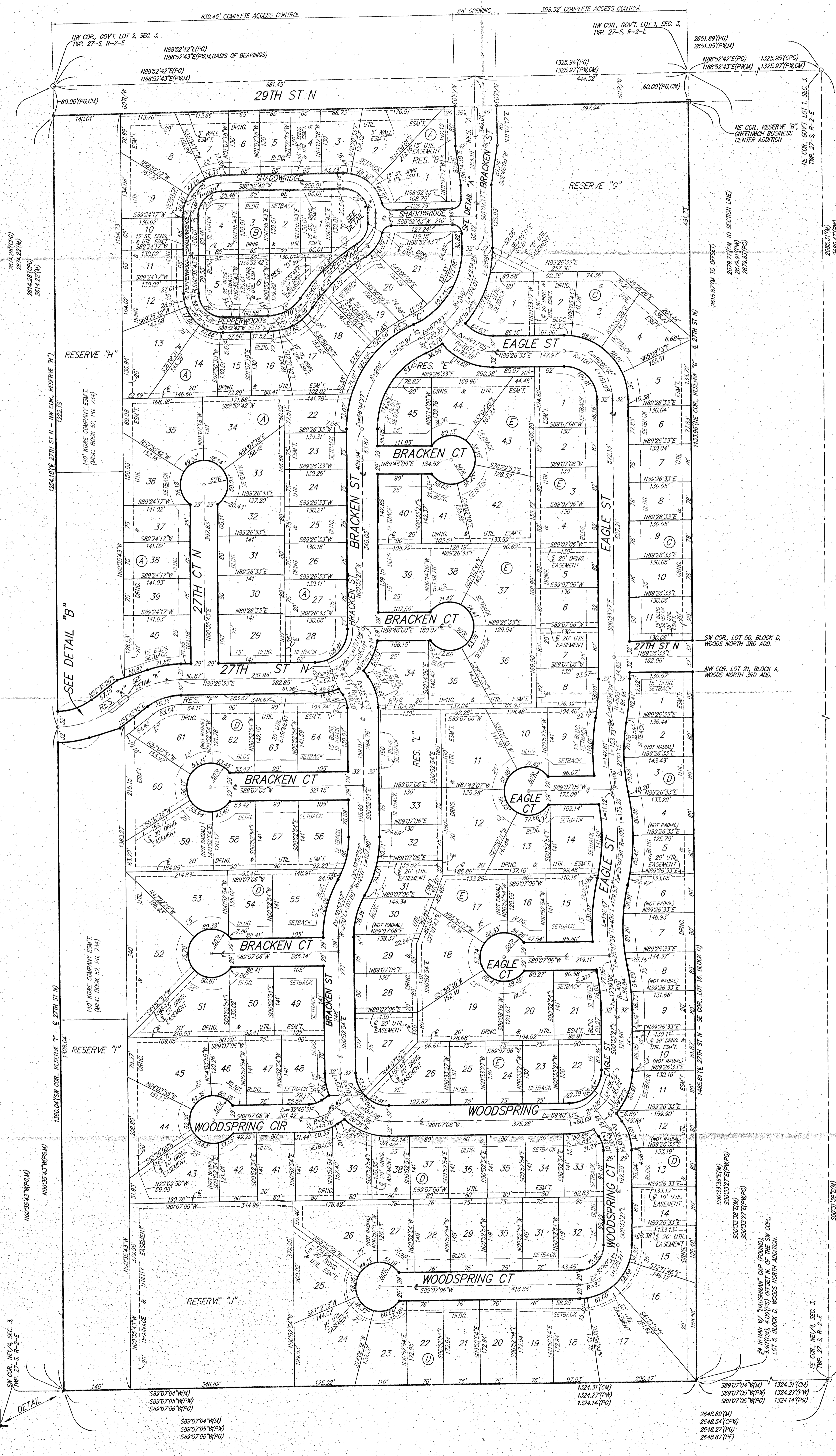
State of Kansas) SS This is to certify that this plat has been  
filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2017 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
*Tonya Buckingham*  
\_\_\_\_\_, Deputy  
*Judy J. Paget*



# FIREFLY WAY

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "DAUGHMAN" CAP (SET)
- = #4 REBAR W/ "DAUGHMAN" CAP (FOUND)
- = #5 REBAR W/ "MEC" CAP (FOUND)
- = 1/2" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- = #5 REBAR OVER STONE (FOUND)
- = METAL CAP IN CONC. (FOUND)
- ⊗ = 3/4" IRON PIPE (FOUND) (ORIGIN UNKNOWN)

- (M) = MEASURED
- (PS) = PREVIOUS SURVEY
- (CM) = CALCULATED PER
- (M) = MEASURED INFO
- (PF) = PLATED INFO. PER
- (M) = THE FARMER
- (PW) = PLATED INFO. PER
- (W) = WOODS NORTH ADDITION
- (CPW) = CALCULATED INFO. PER
- (W) = WOODS NORTH ADDITION
- (PG) = PLATED INFO. PER
- (G) = GREENWICH BUSINESS
- (G) = CENTER ADDITION
- (CPG) = CALCULATED INFO. PER
- (G) = GREENWICH BUSINESS
- (G) = CENTER ADDITION

LOT	BLOCK	ELEVATION
1-4	C	1393.5
24-26	D	1392.8
41-43	D	1397.8

**BENCHMARK:**  
CITY OF WICHITA BENCHMARK DISC, 130.7' E. & 14.6' N.  
OF THE NE COR. LOT 1, BLOCK D, FIREFLY WAY,  
(5.3' W. & 14.6' N. OF THE NE COR. LOT 21, BLOCK A,  
WOODS NORTH 3RD ADDITION).  
ELEV. = 1397.69 NAVD88

RAILROAD SPIKE IN E. FACE OF E. "H" POLE, 39.9' W. &  
55.4' S. OF NE COR. RESERVE "I", FIREFLY WAY.  
ELEV. = 1391.54 NAVD88

**NOTE:**  
A drainage plan has been developed for the plot and all 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.