

# MONARCH LANDING 4TH ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, a Street, and Reserves to be known as "MONARCH LANDING 4TH ADDITION", 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 easement is 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 unless permitted by the Public Works Department of the appropriate governing body. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, berms, drainage purposes, and utilities as confined to easements. Reserves "B" and "C" are hereby reserved for open space, landscaping, screening, walking paths, pipelines as confined to easements. Reserves "A", "B", "C", and "D" 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 or 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.

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 26<sup>th</sup> day of JUNE, 2017, by Kevin M. Mullen, President of the Ritchie Development Corporation, Manager of Monarch Landing, LLC, a Kansas limited liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE  
Notary Public - State of Kansas  
My Appl. Expires 11-7-17

Judith M. Terhune  
JUDITH M. TERHUNE, Notary Public

My App't. Exp. 11-7-17

State of Kansas) SS  
Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "MONARCH LANDING 4TH ADDITION", 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 Lot 1, Block A, Monarch Landing Commercial, an Addition to Wichita, Sedgwick County, Kansas.

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

Baughman Company, P.A.

This plat of "MONARCH LANDING 4TH ADDITION", 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 \_\_\_\_\_, 2017.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
David W. Foster

\_\_\_\_\_, Secretary  
Dale Miller

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

\_\_\_\_\_, Mayor  
Jeff Longwell, City of Wichita

\_\_\_\_\_, City Clerk  
Karen Sublett

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

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_, County Clerk  
Kelly B. Arnold

State of Kansas) SS  
Sedgwick County) 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

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "MONARCH LANDING 4TH ADDITION", an Addition to Wichita, Sedgwick County, Kansas.  
INTRUST Bank, N.A.

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

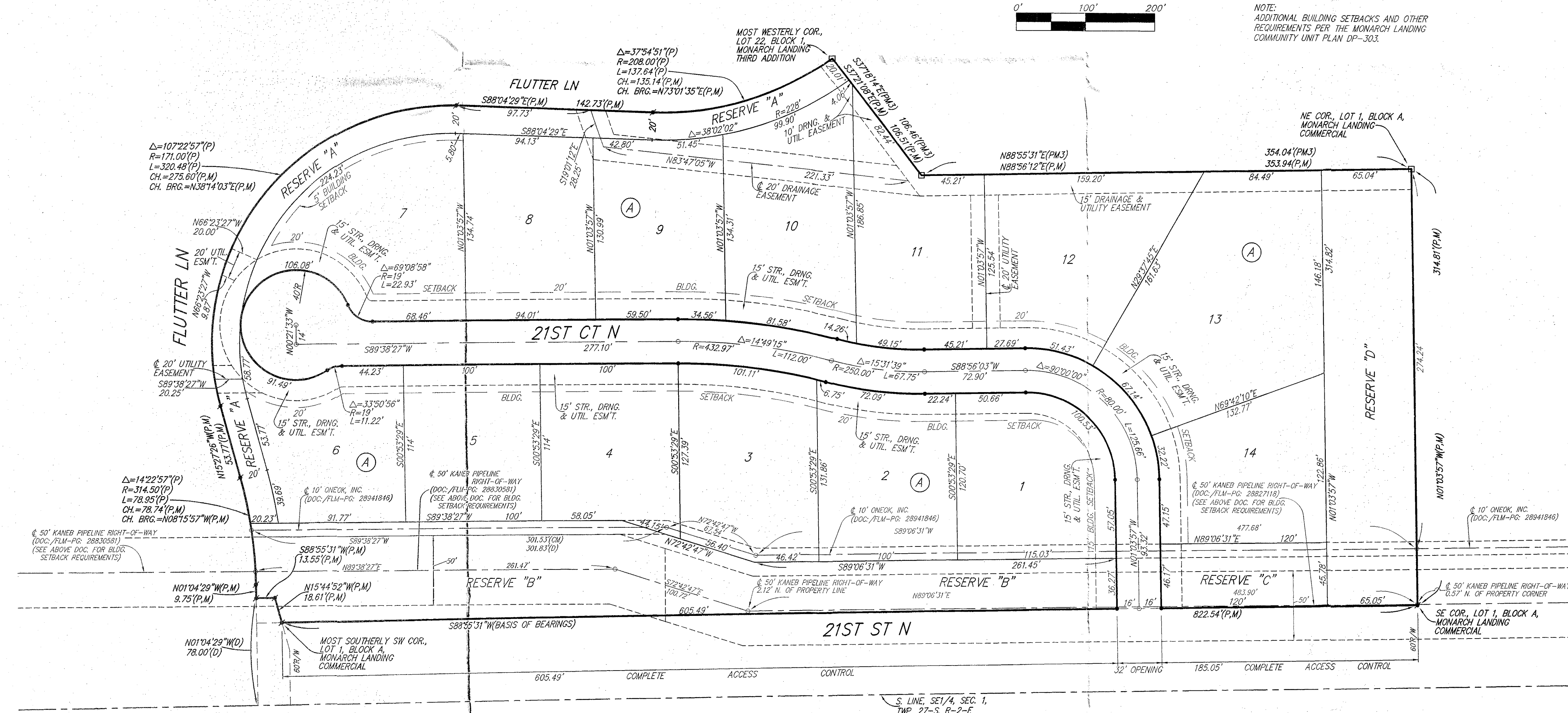
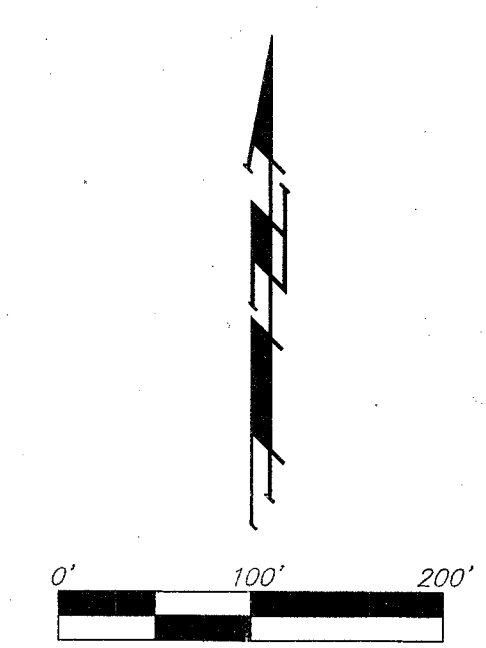
\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

Michael G. Conrey  
Surveyor

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #5 REBAR W/ "MREC" CAP (FOUND)
- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATTED INFO FROM MONARCH LANDING COMMERCIAL
- (PM3) = PLATTED INFO FROM MONARCH LANDING THIRD ADD.

NOTE:  
ADDITIONAL BUILDING SETBACKS AND OTHER REQUIREMENTS FOR THE MONARCH LANDING COMMUNITY UNIT PLAN DP-303.



NOTE:  
A drainage plan has been developed for the plat 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.