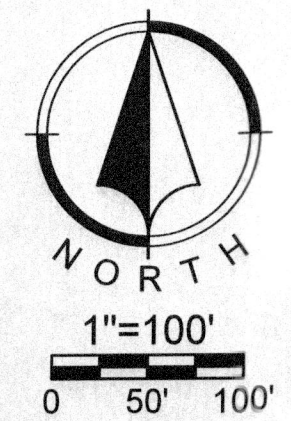
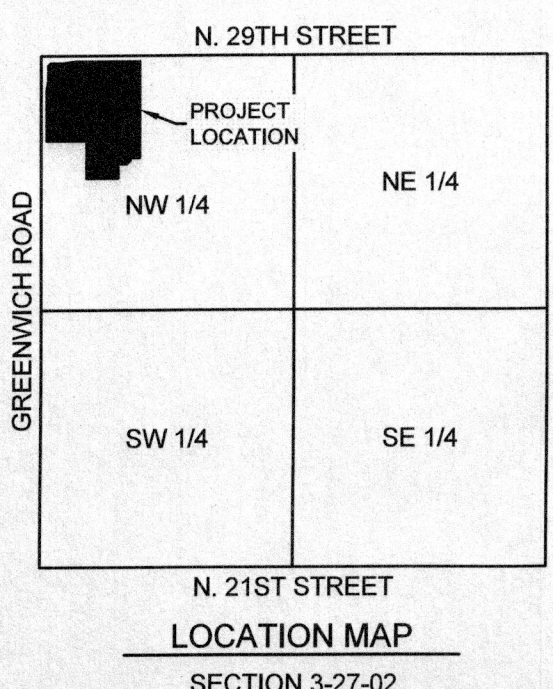
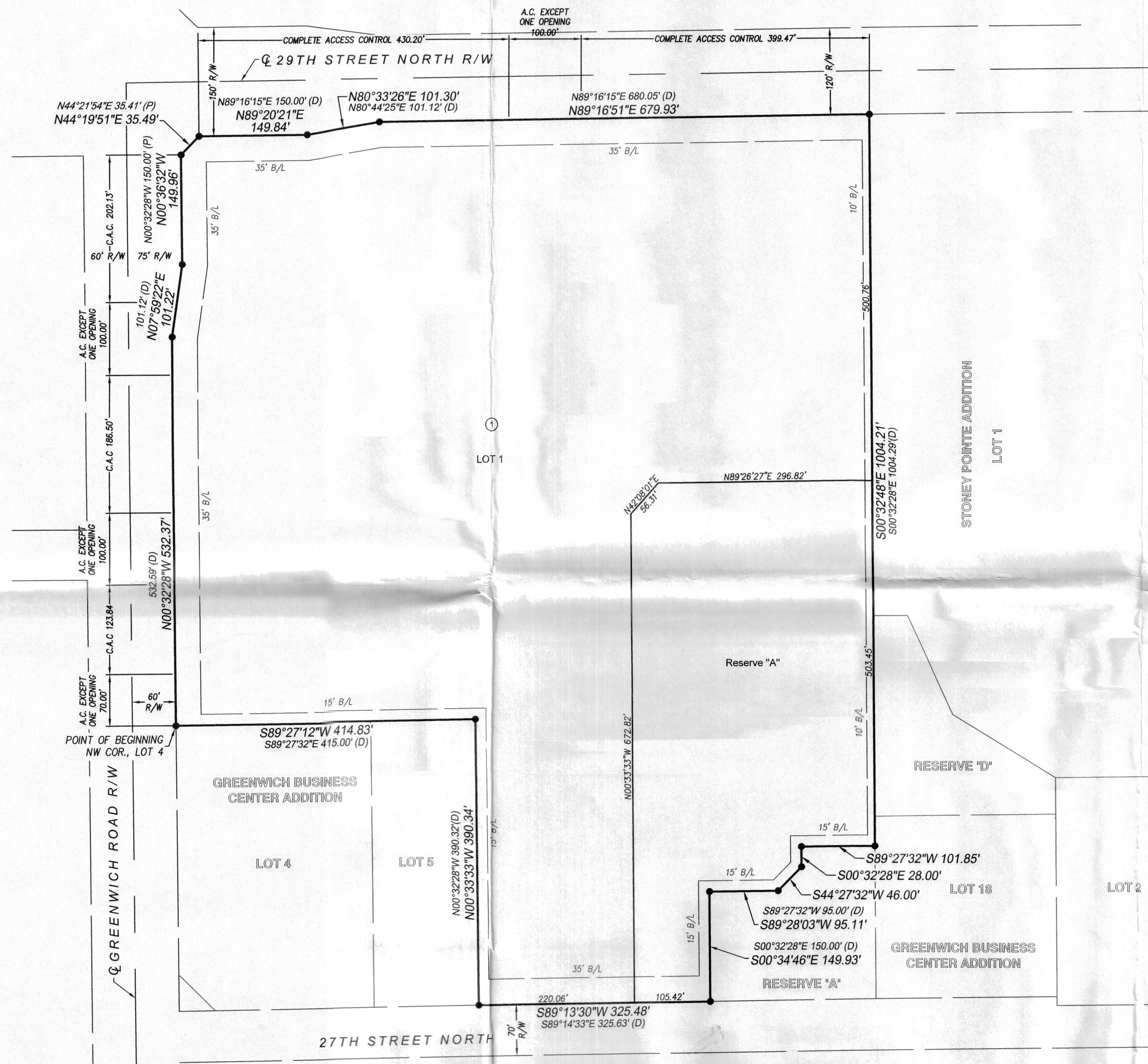


SG ADDITION

A REPLAT OF ALL OF LOTS 1, 2, 3 & 6 AND PART OF LOTS 5, 7, AND RESERVE "A", BLOCK 1, GREENWICH BUSINESS CENTER ADDITION, A SUBDIVISION IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS



LEGEND:
 ▲ FOUND SECTION CORNER AS NOTED
 ● FOUND 5/8" REBAR WITH MKEC
 CLS 39 CAP
 (D) DEEDED
 (P) PLATTED
 A/E ACCESS EASEMENT
 B/L BUILDING SETBACK LINE
 D/E DRAINAGE EASEMENT
 U/E UTILITY EASEMENT

NOTES:
 Basis of Bearings: S89°13'30"W along the South line of Lot 5, and Reserve "A", GREENWICH BUSINESS CENTER ADDITION as determined by GPS observations, referenced to the Kansas State Plane Coordinate System, South Zone (NAD 83).
 All bearings and distances shown on this plat are platted and measured unless otherwise noted.
 Benchmark: Chiseled square cut on northwest corner of curb inlet at the northwest corner of the intersection of Greenwich Road and 28th Street.
 Elevation = 1384.55 NAVD 88

ACCESS CONTROL NOTE
 29th Street - The Minimum distance between full turning movement drives shall be 400'. The minimum distance between a right-in/right-out drive and either another right-in/right-out drive or a full movement drive shall be 200'.

I, Chris Sprague, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "SG ADDITION" an addition in Wichita, Sedgwick County, Kansas, into Lots, a Block, a Reserve, and Streets, the same being accurately set forth in the accompanying plat and described herein:

All of Lots 1, 2, 3, & 6 and part of Lots 5, 7 & Reserve "A", Block 1, GREENWICH BUSINESS CENTER ADDITION, a subdivision in the City of Wichita, Sedgwick County, Kansas, being more particularly described as follows:

Beginning at the Northwest corner of Lot 4, of said GREENWICH BUSINESS CENTER ADDITION; thence N00°32'28"W, along the East right-of-way line of Greenwich Road, as it now exists, a distance of 532.37 feet; thence N07°59'22"E, continuing along said East right-of-way line, a distance of 101.22 feet; thence N00°36'32"W, continuing along said East right-of-way line, a distance of 149.96 feet; thence N44°19'51"E, continuing along said East right-of-way line, a distance of 35.49 feet to a point on the South right-of-way line of 29th Street North, as it now exists; thence N89°20'21"E, along said South right-of-way line, a distance of 149.84 feet; thence N80°33'26"E, continuing along said South right-of-way line, a distance of 101.30 feet; thence N89°16'51"E, continuing along said South right-of-way line, a distance of 679.93 feet to the Northwest corner of Lot 1, STONEY POINTE ADDITION, a subdivision in said City; thence S00°32'28"E, a distance of 1,004.21 feet; thence S89°27'32"W, a distance of 101.85 feet; thence S00°34'46"E, a distance of 28.00 feet; thence S44°27'32"W, a distance of 46.00 feet; thence S89°28'03"W, a distance of 95.11 feet; thence S00°32'28"E, a distance of 149.93 feet to a point on the North right-of-way line of 27th Street North, as it now exists; thence S89°13'30"W, along said North right-of-way line, a distance of 325.48 feet to a point on the East line of a Special Warranty Deed recorded in Doc.#/Flm-Pg: 29194746; thence N00°33'33"W, along said East line, a distance of 390.34 feet to the Northeast corner of said Special Warranty Deed, said point also being on the North line of Lot 5 of said GREENWICH BUSINESS CENTER ADDITION; thence S89°27'12"W, along said North line and its westerly prolongation, a distance of 414.83 to the Point of Beginning, containing 966,870 square feet, or 22.196 acres, more or less.

All reserves, utility easements, drainage easements, building setbacks, and access control easements recorded in DOC#/FLM-PG: 28931124, together with any and all other public dedication, right-of-way, and or easements within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b), as amended.

Chris R. Sprague, Kansas PS # 1632

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lots, a Block, a Reserve, and Streets, to be known as SG Addition, an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry fences, masonry trash enclosures or other structures shall be located within public utility easements unless a Use of Easement Permit is obtained from the City of Wichita Public Works & Utilities Department. The drainage easements are hereby granted to the public as indicated for drainage purposes. Access Controls as indicated are hereby granted to the appropriate governing body. A drainage plan has been developed for this plat and all drainage easements shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water. All Abutters right to access to or from Greenwich Road over and across the West line of "SG ADDITION," are hereby granted to the appropriate governing body, provided however, Lot 1, shall have access to Greenwich Road as indicated hereon; And all abutters right to the appropriate governing body, provided however, Lot 1, shall have access to 29th Street as indicated hereon and as specified within the access control note as shown. Reserve "A" is platted for drainage, signs, landscaping, irrigation, pergolas and or gazebos, open space, berms, fencing, and monuments. Reserve "A" shall be owned and maintained by the Lot Owner's Association, provided however, that the undersigned of Lot Owner's Association as the undersigned successors in interest may, at its discretion deed parcels of said Reserve to an owner(s) of an adjoining lot subject to the obligation to maintain such deeded parcel in compliance with the provisions hereof and in compliance with the maintenance covenants of any applicable restrictive covenants or regulations.

By: Michael J. Boyd, President Date
 WDD Golf, Inc.

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me a Notary Public in and for said County and State, came Michael J. Boyd, President of WDD Golf, Inc., who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public My Appointment Expires: _____

APPROVALS

This plat of "SG ADDITION" 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

By: _____, Chairperson
 (Cindy Miles)

ATTEST:
 _____, Secretary
 (Dale Miller)

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____,

At the Direction of the City Council

_____, Mayor
 (Jeff Longwell)

ATTEST:
 _____, City Clerk
 (Karen Sublett)

Entered on transfer record this _____ day of _____,

_____, County Clerk
 (Kelly B. Arnold)

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ a.m. - p.m., on the _____ day of _____,

_____, Register of Deeds
 (Tonya Buckingham)

_____, Deputy
 (Kenly Zehring)

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

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

SG ADDITION

Prepared For:
 WDD Golf, Inc.
 1707 North Waterfront Parkway
 Wichita, Kansas 67206
 (316) 685-5341

Date of Preparation:
 February 22, 2019



132 Abbie Avenue
 Kansas City, Kansas 66103
 913.317.9500
 www.ri-consult.com