

RECEIVED JUL 12 2021

MONARCH LANDING 5TH ADDITION 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 "MONARCH LANDING 5TH 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 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, Block A,
Monarch Landing 4th Addition, Wichita, Sedgwick County, Kansas, TOGETHER
with Reserves "A", "B", "C", and "D", as platted in said Monarch Landing
4th Addition, and TOGETHER with all of 21st Ct. N. as platted in said
Monarch Landing 4th Addition.

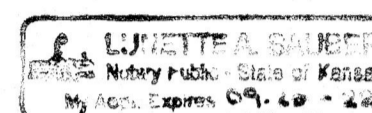
Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, a Block, a Street, and Reserves to be known as
"MONARCH LANDING 5TH ADDITION", an Addition to Wichita, Sedgwick
County, Kansas. The utility easements are hereby granted to the public
as indicated for the construction and maintenance of all public utilities.
The drainage easement is hereby granted to the public as indicated for
drainage purposes. The drainage and utility easements are hereby
granted to the public as indicated for drainage purposes and for the
construction and maintenance of all public utilities. The sanitary sewer
easement is hereby granted to the public as indicated for the
construction and maintenance of sanitary sewer systems and related
appurtenances. The street, drainage, and utility easements are hereby
granted to the public as indicated for street purposes including sidewalks,
for drainage purposes, and for the construction and maintenance of all
public utilities. No private drainage systems shall be located within
public drainage easements unless a Residential Drainage Relief Permit is
obtained from the City of Wichita Public Works & Utilities Department.
The street is hereby dedicated to and for the use of the public.
Reserve "A" is hereby reserved for open space, landscaping, drainage
purposes, berms, street purposes including sidewalks as confined to
easement, and utilities as confined to easements. No regrading within
abutting rights-of-way shall be allowed with the construction of the
berms allowed within said Reserve "A". The berms cannot impact access
to or bury manholes, water valves and/or water meters. Reserve "B" is
hereby reserved for open space, landscaping, drainage purposes,
screening, walking paths, pipelines as confined to easements, street
purposes including sidewalks as confined to easements, sanitary sewers
and related appurtenances as confined to easement, and utilities as
confined to easements. Reserve "C" is hereby reserved for open space,
landscaping, drainage purposes, screening, walking paths, pipelines as
confined to easements, street purposes including sidewalks as confined to
easements, and utilities as confined to easements. Reserve "D" is
reserved for open space, landscaping, drainage purposes, screening,
walking paths, pipelines as confined to easements, and utilities 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. Compliance with any platted restrictions and applicable
restrictive covenants affecting said Reserves shall be binding on any
owners, successors, heirs, and assigns. Access controls shall be as
depicted on the face of the plat and are hereby granted to the City of
Wichita, Kansas.

Monarch Landing Rentals LLC,
a Kansas limited liability company

Paul J. Gray, Manager

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 11th day of July, 2021, by Paul J. Gray, Manager
of Monarch Landing Rentals LLC, a Kansas limited liability company, on
behalf of the limited liability company.



Linnette A. Saubert, Notary Public

My App't. Exp. 09-30-2022

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 11th day of July, 2021, by Paul J. Gray,
President of Union State Bank, on behalf of the bank.

Linnette A. Saubert, Notary Public

My App't. Exp. 09-30-2022

This plat of "MONARCH LANDING 5TH
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 11th day of July, 2021.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Michael C. Greene, Chairman

Scott A. Wade, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this 11th day of July, 2021.

Brandon J. Whipple, Mayor,
City of Wichita

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this 11th day of July, 2021.

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

Entered on transfer record this 11th day
of July, 2021.

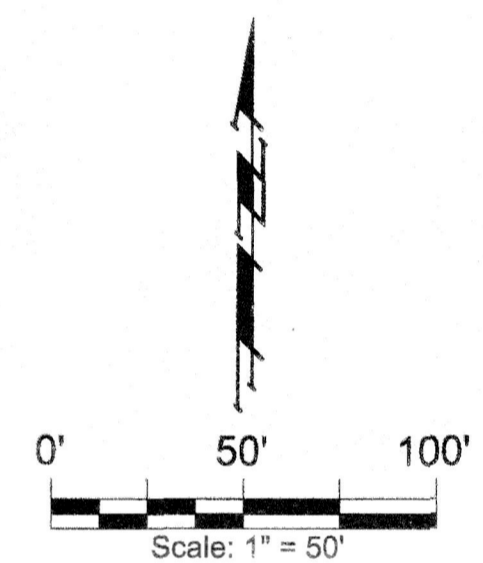
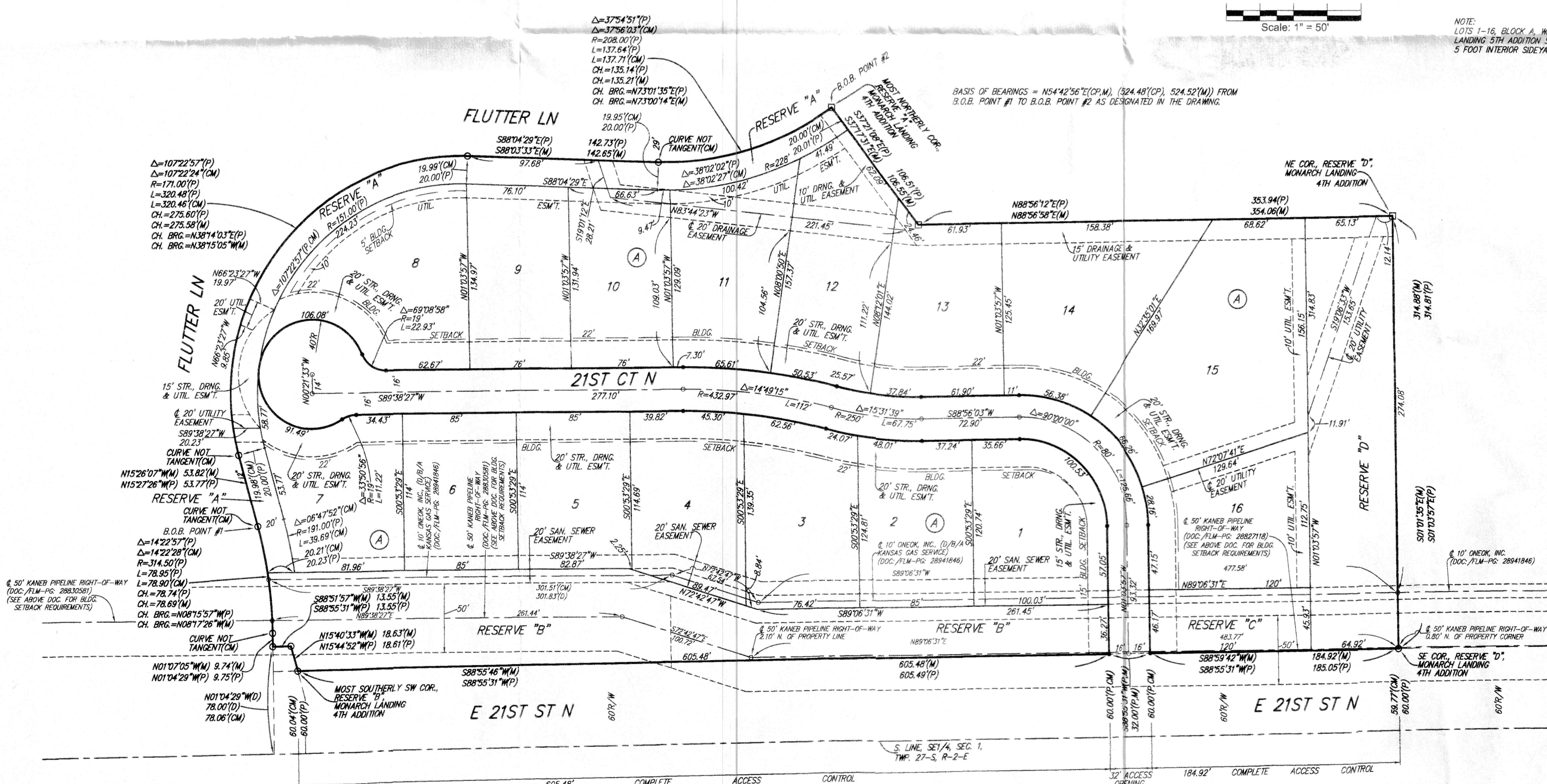
Kelly B. Arnold, County Clerk

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 11th day
of July, 2021 at 10:00 a.m. and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Deputy

Michael G. Conrey, P.S. #971, Surveyor



• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
□ = #5 REBAR W/ "MCKE" CAP (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(CM) = CALCULATED FROM MEASURED INFO.
(CP) = CALCULATED FROM PLATTED INFO.

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

NOTE:
LOTS 1-16, BLOCK A WITHIN MONARCH
LANDING 5TH ADDITION SHALL HAVE A
5 FOOT INTERIOR SIDEYARD SETBACK.

DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All
drainage easements, rights-of-way, and reserves shall remain at
established grades (unless modified with the approval of the City
Engineer) and shall be unobstructed to allow for the conveyance of
stormwater in accordance with the Stormwater Manual. The
maintenance of all drainages and drainage facilities in backyard
drainage easements and reserves shall be the responsibility of the
property owner, and shall be enforced by the Homeowners' Association
and be provided for in the Homeowners' Association covenants.

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com