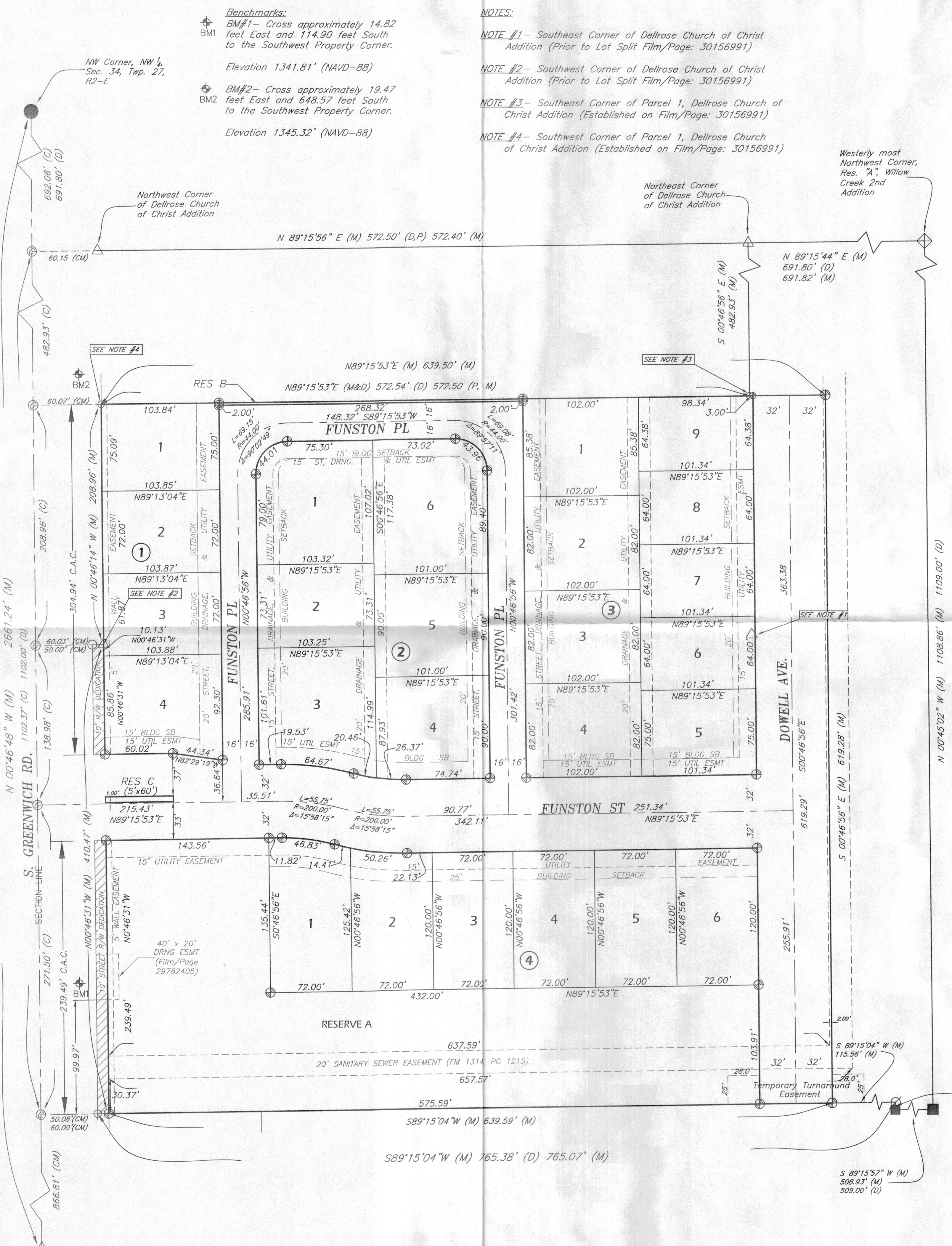


# Greenwich Legacy Addition Wichita, Sedgwick County, Kansas

Part of the NW 1/4, Section 34, Township 27 South, Range 2 East



**Benchmarks:**  
 BM#1 - Cross approximately 14.82 feet East and 114.90 feet South to the Southwest Property Corner.  
 Elevation 1341.81' (NAVD-88)  
 BM#2 - Cross approximately 19.47 feet East and 648.57 feet South to the Southwest Property Corner.  
 Elevation 1345.32' (NAVD-88)

**NOTES:**  
 NOTE #1 - Southeast Corner of Dellrose Church of Christ Addition (Prior to Lot Split Film/Page: 30156991)  
 NOTE #2 - Southwest Corner of Dellrose Church of Christ Addition (Prior to Lot Split Film/Page: 30156991)  
 NOTE #3 - Southeast Corner of Parcel 1, Dellrose Church of Christ Addition (Established on Film/Page: 30156991)  
 NOTE #4 - Southwest Corner of Parcel 1, Dellrose Church of Christ Addition (Established on Film/Page: 30156991)

State of Kansas )  
County of Sedgwick ) SS

I, Keith A. Sevens, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on this 21st day of February, 2024 and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

**LEGAL DESCRIPTION**

A tract in the West 1/2 of the Northwest Quarter of Section 34, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as:

Beginning at the Southeast Corner of Lot 1, Dellrose Church of Christ Addition, Sedgwick County, Kansas; thence S 89°15'53" W, on the South line of said Dellrose Church of Christ Addition, a distance of 572.54 feet to a point on the West line of the Dellrose Church of Christ Addition; thence N 00°46'14" W, on the West line of said Dellrose Church of Christ Addition, a distance of 208.96 feet; thence N 89°15'53" E, on a line parallel to the South line of said Dellrose Church of Christ Addition, a distance of 572.50 feet to a point on the East line of Dellrose Church of Christ Addition; thence S 00°46'56" E, on the East line of said Dellrose Church of Christ Addition, a distance 208.96 feet, to the Point of Beginning.

AND Commencing at a point 691.8 feet South of the Northwest corner of the Northwest Quarter; thence South along the West line of said Northwest Quarter, 1102 feet to the Point of Beginning; thence N89°15'04"E parallel with the North line of said Northwest Quarter, 699.59 feet; thence N00°46'56"W a distance of 619.28 feet; thence S89°15'53"W a distance of 67.00 feet to a point on the East line of Dellrose Church of Christ Addition; thence South along the East line of Dellrose Church of Christ Addition a distance of 208.96 feet; thence West along the South line of Dellrose Church of Christ Addition a distance of 632.58 feet to the section line; thence South along the Northwest Quarter a distance of 410.48 feet to the Point of Beginning EXCEPT for the West 50 feet Right-of-Way for Road.

All easements and rights-of-way within said tract are hereby vacated by virtue of KSA 12-512b as amended.

Keith A. Sevens, PS #1355

- Legend**
- (M) - Measured
  - (P) - Platted
  - (D) - Described
  - (C) - Calculated
  - (CM) - Calculated Measured
  - C.A.C. - Complete Access Control
  - ⊕ - 1/2" Rebar (set) KEMPA
  - ⊙ - Found 5/8" Rebar - Ruggles & Bohm
  - - Found 1/2" Iron Pipe in Thimble
  - ⊕ - Found 1/2" Rebar - Origin Unknown
  - △ - Found 3/4" Iron Pipe
  - ⊕ - Found 3/4" Rebar in Thimble - Garver
  - - Found 1/2" Rebar - KEMPA
  - - Found 1/2" Rebar - Baughman
  - ⊗ - Found 1/2" Iron Pipe
  - ⊙ - Calculated Point

State of Kansas )  
County of Sedgwick ) SS

State of Kansas )  
County of Sedgwick ) SS

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, Streets and Reserves to be known as Greenwich Legacy Addition, Wichita, Sedgwick County, Kansas. Any street dedications shown are dedicated to and for the use of the public. The utility easement is hereby granted to the public as indicated for the construction and maintenance of all public utilities. 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 street, drainage, and utility easements are hereby granted to the public as indicated for street and drainage purposes and for the construction and maintenance of all public utilities. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. 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. Reserve "A" is hereby platted for open space, entry monuments, pond, signage, drainage, drainage structures, playground, and utilities confined to easements. Reserve "B" is hereby platted for open space, landscaping, screening, and fencing. Reserve "C" is hereby platted for entry monuments, screening, landscaping, and fencing. Reserves "A", "B", and "C" shall be owned and maintained by the Home Owner's Association. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs or assigns. The 5-foot wall easement as shown along Greenwich Road and on Lots 1, 2, 3, and 4, Block 1, is hereby platted for the construction and maintenance of a private wall. Utilities may cross the wall easements. The temporary cul-de-sac easement is for street purposes and the vacation of the temporary cul-de-sac easement will be effective upon the extension of the street. No obstructions shall be constructed or placed within the street stubs providing future access to adjacent properties. The access controls are hereby granted to the appropriate governing body as shown herein. And further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

At the Direction of the City Council.

Lily Wu, Mayor

Shinita Rice, Deputy City Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Kelly B. Arnold, County Clerk

State of Kansas )  
County of Sedgwick ) SS

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this \_\_\_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Chief Deputy

By: Thomas Vu, Owner, N&T Investments LLC Date \_\_\_\_\_

State of Kansas )  
County of Sedgwick ) SS

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Thomas Vu, Owner, N&T Investments LLC.

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public

My Commission Expires: \_\_\_\_\_

State of Kansas )  
City of Wichita ) SS

This plat of the Greenwich Legacy 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 \_\_\_\_\_, 2023.

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

Bryan K. Frye, Chair

Scott A. Wadle, Secretary

