PC 229-5

REVISED FINAL TRACING REC'D 10-13-11 FILE COPY

SUB2010-18

FINAL PLAT

MONARCH LANDING THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

CERTIFICATE OF SURVEY

I, Gregory J. Allison, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and plotting of "MONARCH LANDING THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southeast Quarter of the Southeast Quarter, Section 1, Township 27 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas, said tract being more particularly described as follows:
COMMENCING at the southeast corner of the Southeast Quarter of said Section 1; thence along the east line of said Southeast Quarter on a Kansas coordinate system of 1983 south zone grid bearing of N00°38'46"W, 650.02 feet to the POINT OF BEGINNING, thence parallel with and 650.00 feet north of the south line of said Southeast Quarter, S88°55'31"W, 790.00 feet; thence S01°04'29"E, 275.00 feet; thence S88°55'31"W, 354.04 feet; thence N37°18'14"W, 106.46 feet to a point on the east right-of-way line of Flutter Lane, said point being a point on a non-tangent curve to the left; thence along said curve and said east right-of-way line, 182.95 feet to a reverse curve, said curve to the left having a central angle of 50°23'40", a radius of 208.00 feet, and a long chord distance of 177.11 feet, bearing N28°48'47"E; thence along said reverse curve continuing along said east right-of-way line, 102.66 feet to the southwest corner of Lot 1, Block 3, Monarch Landing Addition, an addition to Wichita, Sedgwick County, Kansas, said curve having a central angle of 15°59'03", a radius of 368.00 feet, and a long chord distance of 102.33 feet, bearing N11°36'28"E; thence along the south line of said Block 3 for the next two courses, S87°42'19"E, 128.47 feet; thence S73°24'04"E, 97.51 feet to the southeast corner of said Block 3; thence along the east line of said Block 3, N16°46'34"E, 120.09 feet to the south right-of-way line of Boxthorn Street, being a point on a non-tangent curve to the right; thence along said curve and said south right-of-way 16.60 feet, said curve having a central angle of 01°47'51", a radius of 529.00 feet, and a long chord distance of 16.60 feet, bearing N76°07'04"W; thence N14°46'52"E, 58.00 feet to the north right-of-way line of said Boxthorn Street, being the southeast corner of Block 4, said addition; thence along the east line of said Block 4, N01°03'01"W, 280.20 feet to the south right-of-way line of Camden Chase Street; thence along said south right-of-way line, S88°58'38"W, 22.83 feet; thence N01°01'22"W, 64.00 feet to the north right-of-way line of said Camden Chase Street, being the southeast corner of Block 5, said addition; thence along the east line of said Block 5, N01°03'01"W, 131.86 feet to the northeast corner of said addition, being a point on the north line of said Southeast Quarter of said Southeast Quarter; thence along said north line, N88°56'59"E, 866.12 feet to the east line of said Southeast Quarter of said Southeast Quarter; thence along said east line, S00°38'46"E, 677.23 feet to the POINT OF BEGINNING.

All streets, easements, setbacks, access controls, dedications, together with that portion of a Drainage Easement recorded Doc.#/FLM-PG: 28857837, and any other public dedications all within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief.
this 25 day of May 2011.

GREGORY J. ALLISON LICENSED LS-1257 KANSAS LAND SURVEYOR

Gregory J. Allison, PE, LS #1257
MKEC Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67206

OWNER'S CERTIFICATE

Know all men by these presents that the undersigned property owner of the land above set forth in the Registered Land Surveyor's Certificate, has caused the same to be surveyed and platted into Lots, Blocks, Reserves and Streets the same to be known as "MONARCH LANDING THIRD ADDITION," an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted to the public. Private screening fences, walls, and associated appurtenances may cross drainage and/or utility easements. The wall easements are hereby platted for the construction and maintenance of a private wall. Utilities and drainage may cross the wall easement.

The streets are hereby dedicated to and for the use of the public.

Reserves "A", "B", and "C" are platted for drainage, utilities confined by easements, sidewalks, landscaping, irrigation, signs, open space, berms, and monuments. The Reserves shall be owned and maintained by the developer and/or a Lot Owner's Association and/or successors or assigns and are reserved for the stated uses.

A drainage plan has been developed for this plat. 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.

MONARCH LANDING, LLC, a Kansas limited liability company

Sedgwick County
Register of Deeds - Bill Meek
DOC.#/FLM-PG: 29240675
Receipt #: 1792777 Recording Fee: $20.00
Pages Recorded: 1 Authorized By
Cashier Initials: NLB
Date Recorded: 9/14/2011 11:42:46 AM

_____, President
Kevin Mullen, President
Ritchie Development Corporation, manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on this 25th day of May, 2011, by Kevin Mullen, President, Ritchie Development Corporation, manager, Monarch Landing, LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.
Affix Seal

CYNTHIA A. WOMACK Notary Public - State of Kansas My Appt. Expires 2-7-2013

_____, Notary Public
My Term Expires: Feb. 7, 2013.

MORTGAGE CERTIFICATE

INTRUST Bank, N.A. holder of a mortgage on the above described property, does hereby consent to the plat of "MONARCH LANDING THIRD ADDITION."

INTRUST Bank, N.A.

Sedgwick County
Register of Deeds - Bill Meek
DOC.#/FLM-PG: 29238607
Receipt #: 1791838 Recording Fee: $20.00
Pages Recorded: 1 Authorized By
Cashier Initials: NLB
Date Recorded: 9/2/2011 1:53:29 PM

_____, Executive Vice President
Gary D. Schmitt, Executive Vice President

This instrument was acknowledged before me on this 25th day of May, 2011, by Gary D. Schmitt, Executive Vice President, INTRUST Bank, N.A.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.
Affix Seal

CYNTHIA A. WOMACK Notary Public - State of Kansas My Appt. Expires 2-7-2013

_____, Notary Public
My Term Expires: Feb. 7, 2013

PLANNING COMMISSION CERTIFICATE

This plat of "MONARCH LANDING THIRD ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 15th day of April, ~~2011~~ 2010

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chair
Debra Miller Stevens, Chair

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION SEAL KANSAS

Attest: _____, Secretary
John L. Schlegel, Secretary

COUNTY SURVEYOR

Reviewed in accordance with K.S.A. 58-2005 on this 7th day of November, 2011.

TRICIA L. ROBELLO LICENSED LS-1246 KANSAS LAND SURVEYOR

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

GOVERNING BODY CERTIFICATE

The dedications shown on this plat are hereby accepted and this plat is hereby approved by the governing body of the City of Wichita, Kansas.

Dated this 12 day of July, 2011

At the direction of the City Council.

_____, Mayor
Carl Brewer, Mayor

Attest: _____, City Clerk
Karen Sublett, City Clerk

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this 2nd day of September, 2011

_____, County Clerk
Kelly B. Arnold, County Clerk

CLERK OF SEDGWICK COUNTY SEDGWICK COUNTY KANSAS

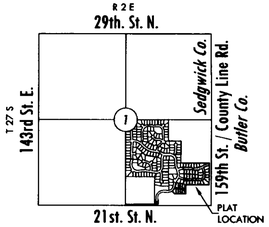
REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this 2nd day of September, 2011, at 1:53 o'clock P.M. and is duly recorded.

_____, Register of Deeds
Bill Meek, Register of Deeds

Attest: _____, Deputy
Tonya E. Buckingham, Deputy



VICINITY MAP

BENCH MARKS

BM#2 Railroad spike in north side of power pole, 924' east and 50' south of the South Quarter corner, Sec. 1, T27S, R2E.
Elev. = 1373.14 NAVD88

BM#5 Railroad spike in north side of power pole, 1040' west and 51' south of the southeast corner, Sec. 1, T27S, R2E.
Elev. = 1369.00 NAVD88

MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOTS	BLOCK	ELEVATION NAVD88
1 & 2	3	1369.5

N

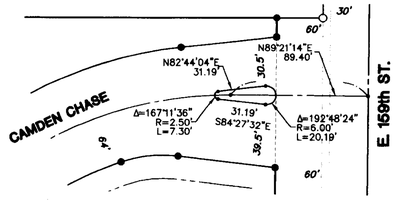
1"=100' / 1 : 1200

100 0 100

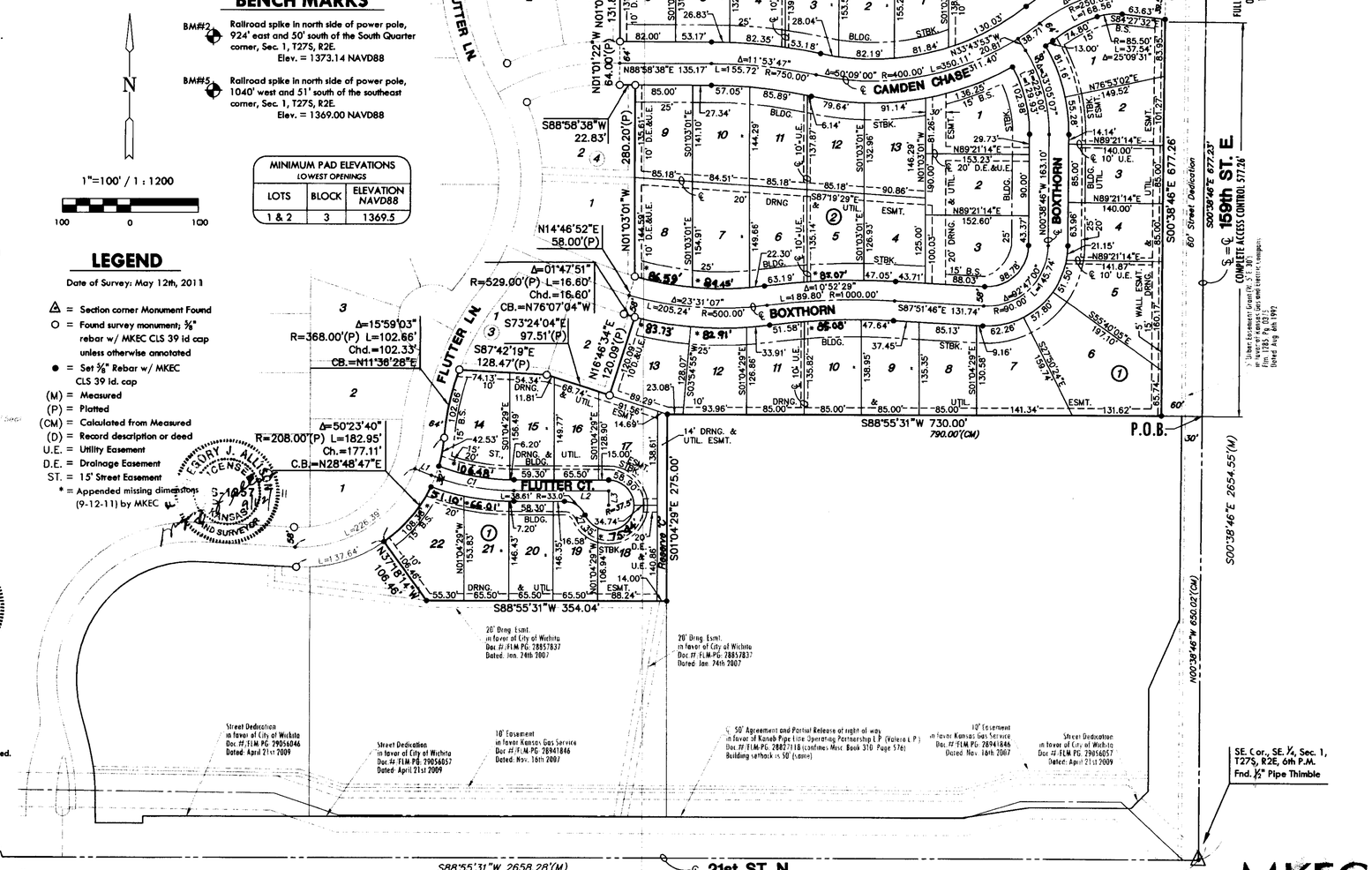
LEGEND

Date of Survey: May 12th, 2011

△ = Section corner Monument Found
○ = Found survey monument; ⅜" rebar w/ MKEC CLS 39 id cap unless otherwise annotated
● = Set ⅜" Rebar w/ MKEC CLS 39 id. cap
(M) = Measured
(P) = Platted
(CM) = Calculated from Measured
(D) = Record description or deed
U.E. = Utility Easement
D.E. = Drainage Easement
ST. = 15' Street Easement
* = Appended missing dimensions (9-12-11) by MKEC



DETAIL RESERVE "B"



Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of S00°38'46"E along the E. line of the SE. ¼, Sec. 1, T27S, R2E, 6th P.M.

This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

STREET CENTERLINE CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	123.97	341.00	20°49'47"	123.29	S80°39'36"E

STREET CENTERLINE TABLE		
LINE	LENGTH	BEARING
L1	25.76	S70°14'42"E
L2	139.80	N88°55'31"E
L3	21.50	S01°04'29"E

MKEC ENGINEERING CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9600

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