

CERTIFICATE OF SURVEY

FILE COPY SUB 2014-06

FINAL PLAT
BERKELEY SQUARE SECOND ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, James C. McClure, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "BERKELEY SQUARE SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, and a Street, the same being accurately set forth in the accompanying plat and described herein:

Parcel 1:
The East Half of the South Half of the Southeast Quarter of Section 9, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the South 18 acres thereof; AND EXCEPT THOSE PARTS platted as Berkeley Square First Addition, an Addition to Wichita, Sedgwick County, Kansas AND The Waterfront Residential Addition, an Addition to Wichita, Sedgwick County, Kansas AND Greenwich Office Park Second Addition, an Addition to Wichita, Sedgwick County, Kansas.

Parcel 2:
The West 735 feet of the South 18 acres of the East Half of the Southeast Quarter of Section 9, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas EXCEPT THOSE PARTS platted as Berkeley Square First Addition, an Addition to Wichita, Sedgwick County, Kansas AND Greenwich Office Park Second Addition, an Addition to Wichita, Sedgwick County, Kansas.

Parcel 3:
The North 4 acres of the following described tract:
The South 18 acres, except the west 735 feet thereof, of the East Half of the Southeast Quarter of Section 9, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas EXCEPT THOSE PARTS platted as Berkeley Square First Addition, an Addition to Wichita, Sedgwick County, Kansas.

Parcel 4:
Lot 2, Block 1, Home Bank & Trust Company Addition, an Addition to Wichita, Sedgwick County, Kansas.

Said parcels of land being more particularly described as follows:

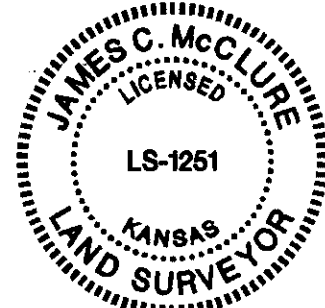
COMMENCING at the southeast corner of the Southeast Quarter of said Section 9; thence along the south line of said Southeast Quarter on a Kansas coordinate system of 1983 south zone bearing of S88°53'46"W, 587.17 feet to the Point of Beginning, said point being 735 feet east of the southwest corner of the Southeast Quarter of said Southeast Quarter; thence S88°53'46"W, 611.25 feet along said south line; thence N01°06'14"W, 211.97 feet along the extended east line of Chesterfield Street as platted in Greenwich Office Park Second Addition, an addition to Wichita, Sedgwick County, Kansas to a point on a curve to the right, said curve having a central angle of 38°47'53", a radius of 76.00 feet, and a long chord distance of 50.49 feet, bearing N18°17'43"E; thence 51.46 feet along said curve and said east line to a point on a curve to the left, said curve having a central angle of 13°50'54", a radius of 64.50 feet, and a long chord distance of 15.55 feet, bearing N30°46'12"E; thence 15.59 feet along said curve and said east line to a point on a curve to the right, said curve having a central angle of 48°22'16", a radius of 90.00 feet, and a long chord distance of 73.74 feet, bearing N48°01'53"E and being the south line of Berkeley Square Parkway, as platted in said Berkeley Square First Addition; thence 75.98 feet along said curve and said south line to a point on a compound curve to the right, said curve having a central angle of 21°22'54", a radius of 984.00 feet, and a long chord distance of 365.08 feet, bearing N82°54'28"E; thence 367.21 feet along said curve and said south line to a point on a reverse curve to the left, said curve having a central angle of 13°23'16", a radius of 1967.00 feet, and a long chord distance of 458.57 feet, bearing N86°54'16"E; thence 459.61 feet along said curve and said south line; thence S06°27'22"E, 78.97 feet along the west line of Reserve "A", in said Berkeley Square First Addition, to the northeast corner of Lot 2, Block 1, said Home Bank & Trust Company Addition; thence S00°54'14"E, 227.40 feet along the east line of said Lot 2 to the southeast corner of said Lot 2; thence S80°21'56"W, 60.97 feet along the south line of said Lot 2; thence S88°53'46"W, 236.95 feet along said south line to the southwest corner of said Lot 2; thence S00°54'08"E, 60.00 feet to the to the POINT OF BEGINNING, TOGETHER WITH,

BEGINNING at the easternmost southeast corner of Lot 2, Block 1, Greenwich Office Park Second Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the east line of said Lot 2 on a platted bearing of N00°54'24"W, 340.51 feet to the northeast corner of said Lot 2, said point being the southernmost southeast corner of Reserve "C", said Berkeley Square First Addition; thence N00°54'24"W, 70.00 feet along the southernmost east line of said Reserve "C"; thence N88°53'46"E, 479.32 feet along the south line of said Reserve "C" and the south line of Lot 4, Block 1, said Berkeley Square First Addition to the southeast corner of said Lot 4; thence S00°48'07"E, 383.98 feet along the west line of Lot 3 and the west line of Lot 1, Block 1, said Berkeley Square First Addition to the southwest corner of said Lot 1, being a point on a non-tangent curve to the left, said curve having a central angle of 21°42'36", a radius of 1016.00 feet, and a long chord distance of 382.67 feet, bearing S82°44'37"W; thence 384.97 feet along said curve and along the north line of said Berkeley Square Parkway to a point on a curve to the right, said curve having a central angle of 45°16'35", a radius of 90.00 feet, and a long chord distance of 69.28 feet, bearing N85°28'23"W; thence 71.12 feet along said curve and said north line of Berkeley Square Parkway to the north line of Chesterfield Street, being a point on a curve to the left; said curve having a central angle of 27°09'17", a radius of 64.50 feet, and a long chord distance of 30.28 feet, bearing N76°24'45"W; thence 30.57 feet along said north line and along said curve to the POINT OF BEGINNING..

CONTAINING: 453,386 square feet or 10.41 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls, together with all other public dedications within the above described property, including Contingent Dedication recorded on Film 378, Page 142, Utility Easement recorded on DOC.#FLM-PG: 28929918, Utility Easement recorded on DOC.#FLM-PG: 29243695, Utility Easement recorded on DOC.#FLM-PG: 29243696 are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 26 day of February, 2014.



James C. McClure, LS #1251
MKEC Engineering, Inc.
411 North Webb Road
Wichita, Kansas 67206

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, and a Street, the same to be known as "BERKELEY SQUARE SECOND ADDITION," an addition to Wichita, Sedgwick County, Kansas.

The drainage and utility easements are hereby granted as indicated for drainage and utility purposes and are for the construction and maintenance of all public utilities. The street, lighting, landscape, drainage and utility easements are hereby granted as indicated for street, lighting, landscape, drainage and utility purposes and for the construction and maintenance of all public utilities, streets, and lighting.

The street is hereby dedicated to and for the use of the public.

All abutters rights of access to or from 13th Street over and across the south line of " BERKELEY SQUARE SECOND ADDITION," are hereby granted to the appropriate governing body, provided however three full movement openings as indicated hereon.

A drainage plan has been developed for this plat. All drainage easements, rights-of-ways, 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.

Greenwich 13, L.L.C., a Kansas limited liability company

_____, manager
George E. Laham, II, manager
Laham Development Company, L.L.C., a Kansas limited liability company,
manager of Greenwich 13, L.L.C.

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ____ day of _____, 2014, by George E. Laham, II, manager of Laham Development Company, L.L.C., a Kansas limited liability company, manager of Greenwich 13, L.L.C., a Kansas limited liability company.

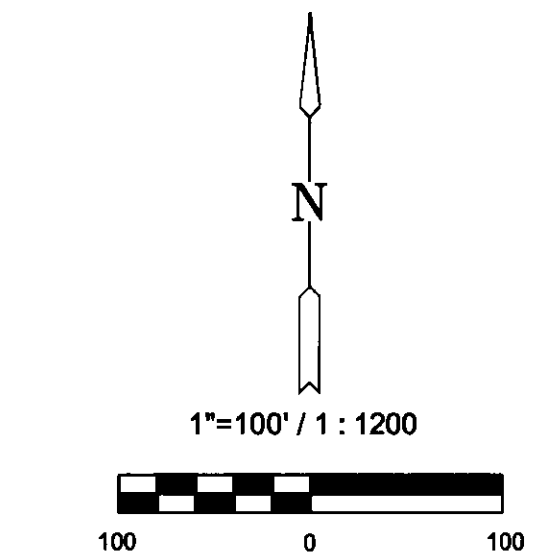
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____, Notary Public

Notary Public: _____
My Term Expires: _____

LEGEND

- Date of Survey: December, 2010
- △ = Section corner monument found
 - = Found 5/8" rebar w/ MKEC
CLS 39 id. cap unless otherwise annotated
 - = Set 5/8" rebar w/ MKEC
CLS 39 id. cap
 - ⊕ = Benchmark
 - (M) = Measured
 - (CM) = Calculated from measured
 - (P) = Platted



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S88°53'46"W along the S. line of the SE 1/4, Sec. 9, T27S, R2E, 6th P.M.

This plat is surveyed and platted on NAD88 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOT	BLOCK	ELEVATION NAVD88
1	1	1387.3
1	2	1389.9

BENCHMARKS

- BM#1 Chiseled square on top of curb at north end of 2nd island, north of 13th St. N. on Veranda, 461 feet north of 13th Street and centerline Veranda. Elevation = 1287.03 NAVD88
- BM#2 Railroad spike in north side of power pole, 930 feet of centerline Veranda and 39' north of centerline 13th Street. Elevation = 1399.01 NAVD88
- BM#3 Chiseled Square on top of curve at west end of north radius of driveway approach, 887' north and 73' west of the southeast corner of Section 9, Township 27 South, Range 2 East (centerline 13th Street and Greenwich Road). Elevation = 1380.08 NAVD88

MORTGAGE CERTIFICATE

INTRUST Bank, N.A., holder of a mortgage on a portion of the above described property, do hereby consent to the plat of "BERKELEY SQUARE SECOND ADDITION."

INTRUST Bank, N.A.

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

This instrument was acknowledged before me on this ____ day of _____, 2014, by Gary D. Schmitt, Executive Vice President, INTRUST Bank, N.A.

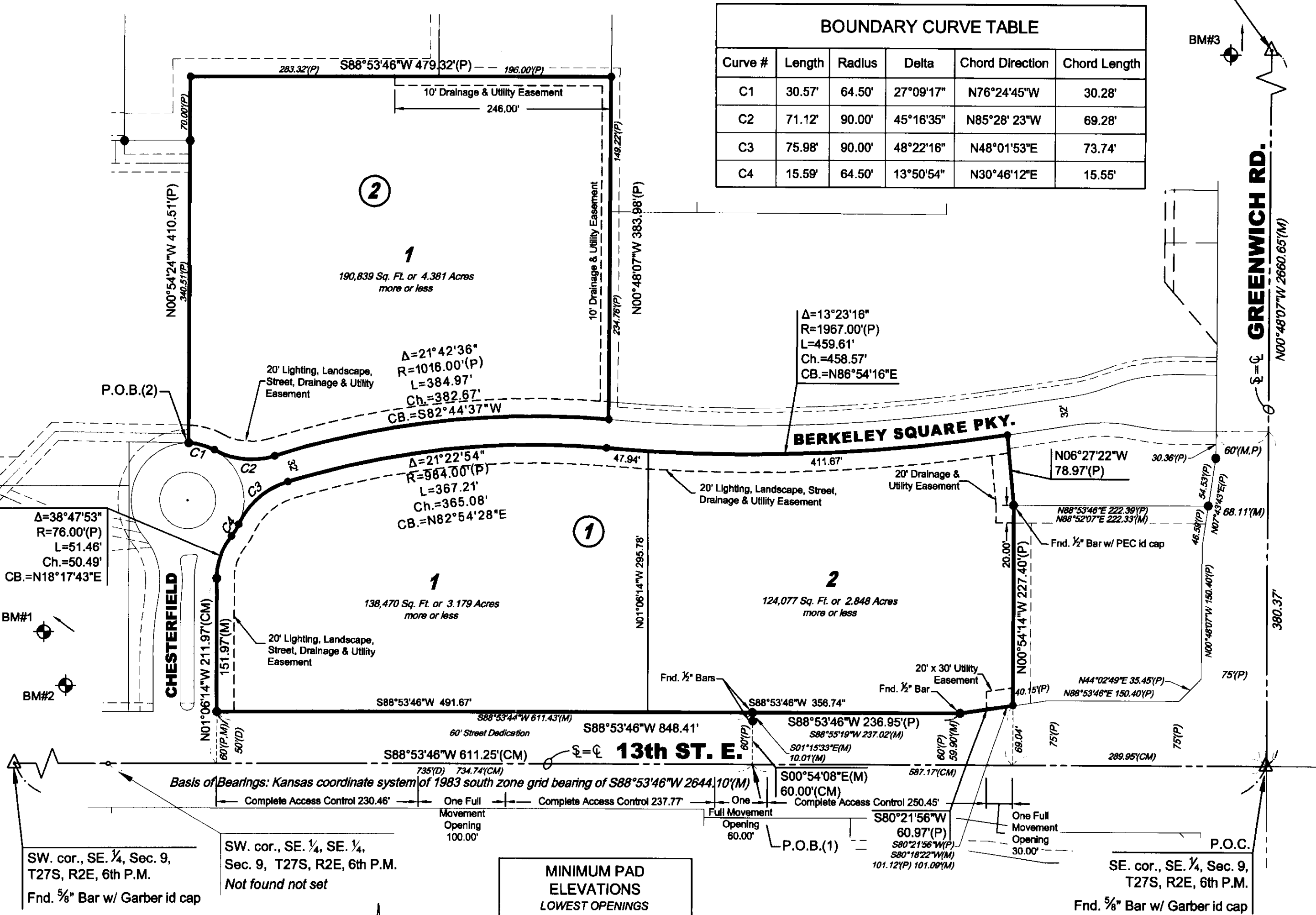
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____, Notary Public

Notary Public: _____
My Term Expires: _____

NE. cor., SE. 1/4, Sec. 9,
T27S, R2E, 6th P.M.
Fnd. 5/8" Bar w/ Garber id cap

BOUNDARY CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	30.57'	64.50'	27°09'17"	N76°24'45"W	30.28'
C2	71.12'	90.00'	45°16'35"	N85°28' 23"W	69.28'
C3	75.98'	90.00'	48°22'16"	N48°01'53"E	73.74'
C4	15.59'	64.50'	13°50'54"	N30°46'12"E	15.55'



PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY} ss:

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

Dated this ____ day of _____, 2014.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chair
Don Klausmeyer, Chair

Attest: _____ Secretary
John L. Schlegel, Secretary

GOVERNING BODY CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY} ss:

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 ____ day of _____, 2014.

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 ____ day of _____, 2014.

_____, County Clerk
Kelly B. Arnold, County Clerk

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 day of _____, 2014, at _____ o'clock ____ M; and is duly recorded.

_____, Register of Deeds
Bill Meek, Register of Deeds

Attest: _____ Deputy
Tonya E. Buckingham, Deputy

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2014.

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

