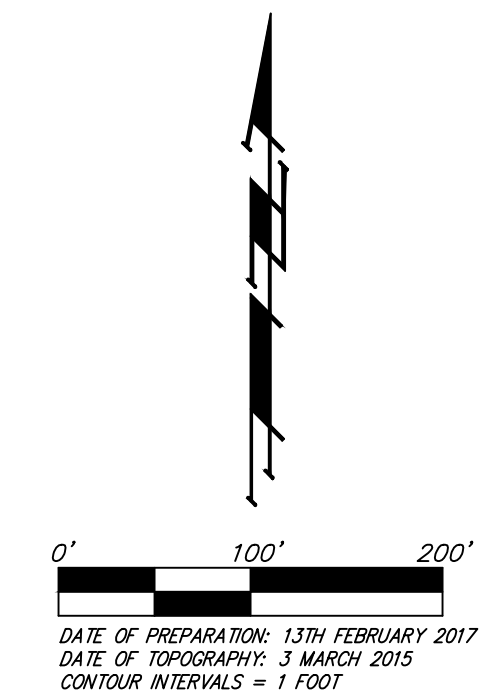
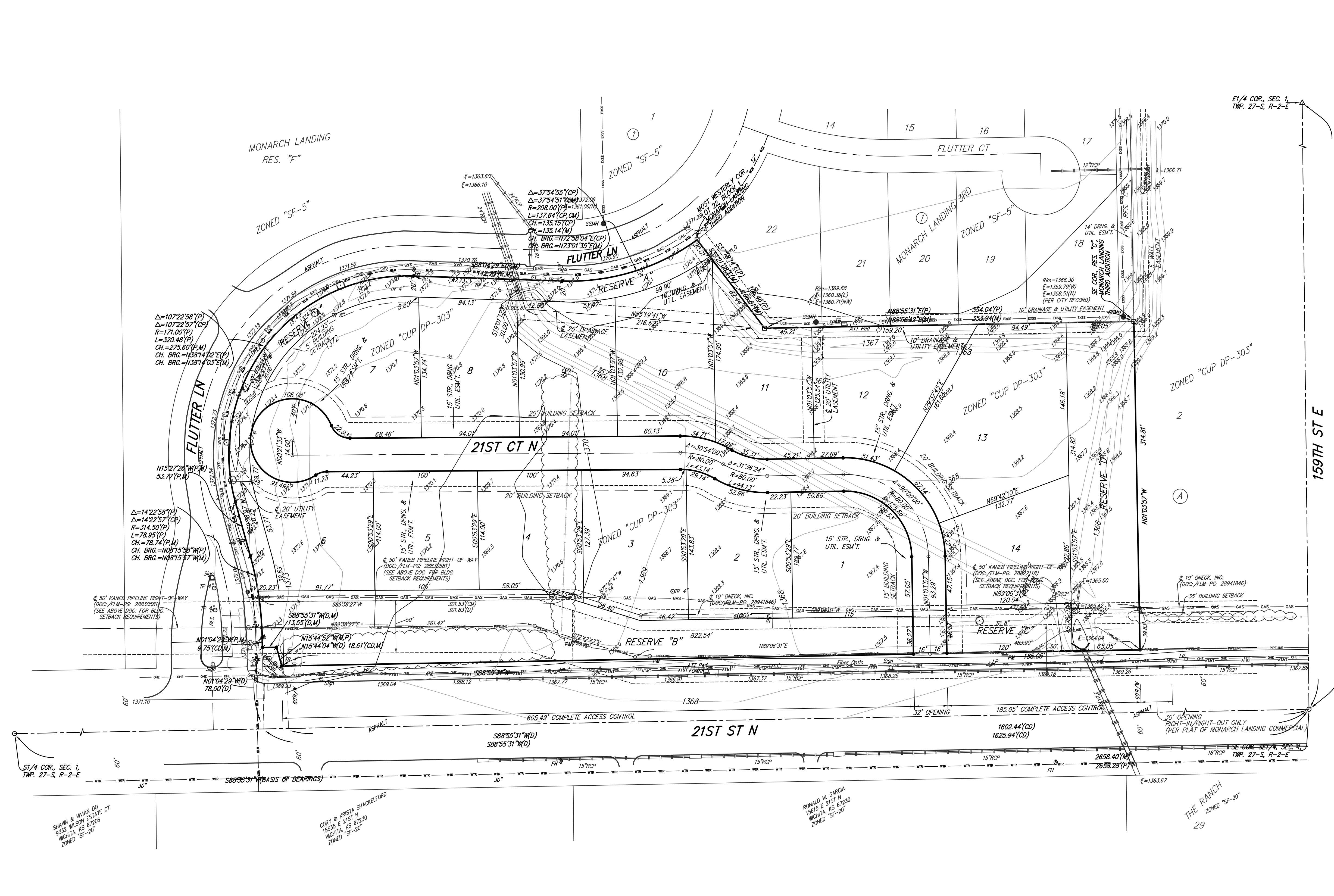


PRELIMINARY PLAT  
**MONARCH LANDING 4TH ADDITION**  
 AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



DATE OF PREPARATION: 13TH FEBRUARY 2017  
 DATE OF TOPOGRAPHY: 3 MARCH 2015  
 CONTOUR INTERVALS = 1 FOOT

**OWNER:**  
 MONARCH LANDING INVESTMENTS, LLC,  
 MONARCH LANDING, LLC,  
 8100 E. 22ND ST. N, BLDG. 1000  
 WICHITA, KS 67226

**LEGAL DESCRIPTION:**  
 LOT 1, BLOCK A, MONARCH LANDING  
 COMMERCIAL, AN ADDITION TO WICHITA,  
 SEDGWICK COUNTY, KANSAS

**BENCHMARK:**  
 RAIL ROAD SPIKE NORTH FACE OF LIGHT  
 POLE 227'± WEST OF  
 SOUTHEAST CORNER OF SECTION 1, NORTH  
 SIDE OF 21ST ST NORTH,  
 ELEVATION = 1369.42 (NAVD88)

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - = #5 REBAR W/ "MKEC" CAP (FOUND)
  - = 3/4" IRON IN THIMBLE (FOUND)
  - △ = STONE (FOUND)
- (M) = MEASURED  
 (D) = DESCRIBED  
 (P) = PLATTED  
 (C) = CALCULATED  
 (CP) = CALCULATED PER PLATTED INFO.  
 (CM) = CALCULATED PER MEASURED

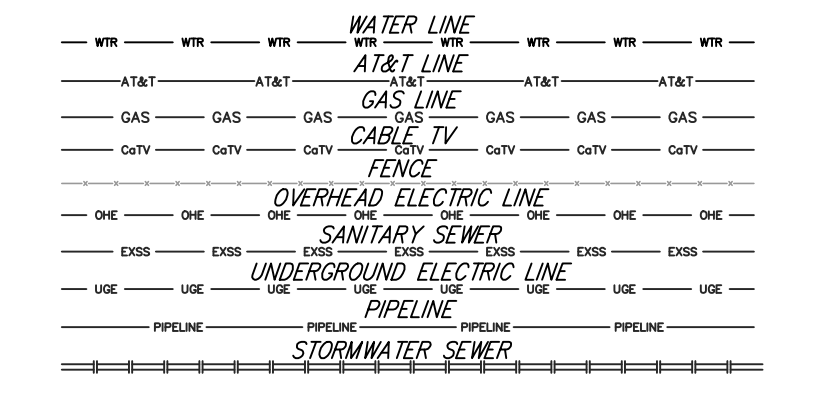
**NOTE:**  
 ADDITIONAL BUILDING SETBACKS AND OTHER  
 REQUIREMENTS PER THE MONARCH LANDING  
 COMMUNITY UNIT PLAN DP-303.

RESERVE "A" IS RESERVED FOR OPEN SPACE,  
 LANDSCAPING, BERMS, DRAINAGE PURPOSES, AND  
 UTILITIES AS CONFINED TO EASEMENTS.

RESERVES "B" AND "C" ARE RESERVED FOR OPEN  
 SPACE, LANDSCAPING, SCREENING, WALKING PATHS,  
 PIPELINES AS CONFINED TO EASEMENTS, DRAINAGE  
 PURPOSES, STREETS AS CONFINED TO EASEMENT AND  
 UTILITIES AS CONFINED TO EASEMENTS.

RESERVE "D" IS RESERVED FOR OPEN SPACE,  
 LANDSCAPING, SCREENING, WALKING PATHS, PIPELINES  
 AS CONFINED TO EASEMENTS, DRAINAGE PURPOSES  
 AND UTILITIES AS CONFINED TO EASEMENTS.

- CB = Catch Basin
- CP = Cable TV Pedestal
- EB = Electric Box
- FB = Fire Hydrant
- GH = Guy Anchor
- GV = Gas Valve
- LP = Light Pole
- PM = Pipeline Marker
- PP = Power Pole
- SP = Sign
- SSMH = Sanitary Sewer Manhole
- ATM = ATT Manhole
- ATT Ped = ATT Pedestal
- TB = Traffic Box
- TMH = Traffic Manhole
- WV = Water Valve
- TR = Tree



**NOTE:**  
 A drainage plan has been developed for the plat and  
 all drainage easements, rights-of-way, or reserves shall  
 remain as 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  
 4TH ADDITION**

2 February 2017

**Baughman Company, P.A.**  
 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149

**Baughman**  
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

A:\Projects\Monarch Landing 4th Add. 16-03-P183-Plat\Drawings\Monarch Landing 4th P.dwg:RKR

# MONARCH LANDING 4TH ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

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 4TH ADDITION", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The street, drainage, and utility easements are hereby granted as indicated for street purposes, for drainage purposes, and for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, berms, drainage purposes, and utilities as confined to easements. Reserves "B" and "C" are hereby reserved for open space, landscaping, screening, walking paths, pipelines as confined to easements, drainage purposes, streets as confined to easement and utilities as confined to easements. Reserve "D" is reserved for open space, landscaping, screening, walking paths, pipelines as confined to easements, drainage purposes and utilities as confined to easements. Reserves "A", "B", "C" and "D" shall be owned and maintained by the home owners association for the addition. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas.

Monarch Landing Investments, LLC,  
a Kansas limited liability company

\_\_\_\_\_, Manager  
Kevin M. Mullen, President of  
Ritchie Investment Company, Inc.

Monarch Landing, LLC,  
a Kansas limited liability company

\_\_\_\_\_, Manager  
Kevin M. Mullen, President of  
Ritchie Development Corporation

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Kevin M. Mullen, President  
of the Ritchie Investment Company, Inc., Manager of Monarch Landing  
Investments, LLC, a Kansas limited liability company, on behalf of the  
limited liability company.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Kevin M. Mullen, President  
of the Ritchie Development Corporation, Manager of Monarch Landing, LLC,  
a Kansas limited liability company, on behalf of the limited liability  
company.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

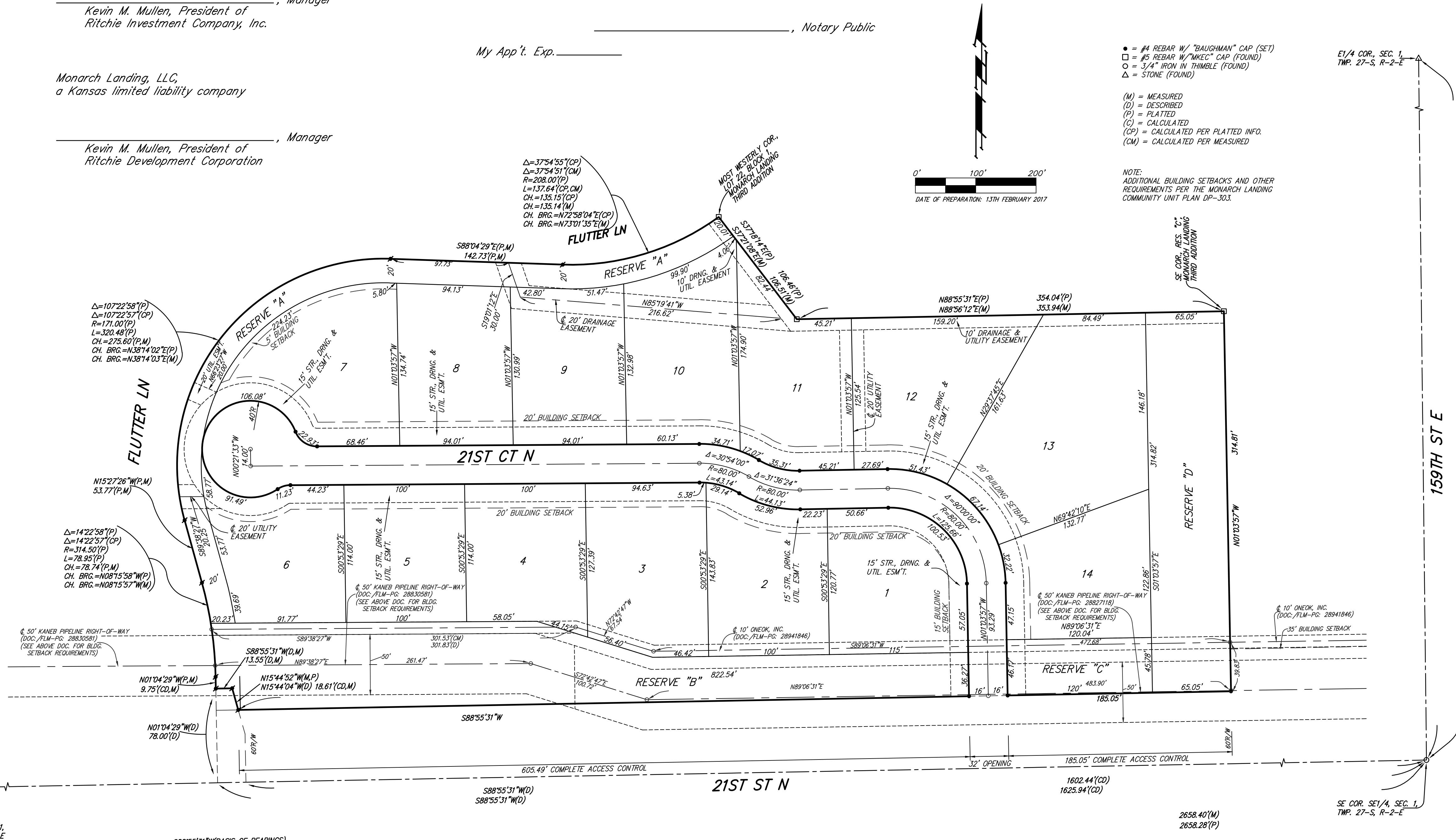
State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) atforesaid county and state do hereby certify that we have surveyed and  
platted "MONARCH LANDING 4TH ADDITION", an Addition to Wichita,  
Sedgwick County, Kansas and that the accompanying plat is a true and  
correct exhibit of the property surveyed, described as Lot 1, Block A,  
Monarch Landing Commercial, an Addition to Wichita, Sedgwick County,  
Kansas.

Existing public easements and dedications  
being vacated by virtue of K.S.A. 12-512b, as amended.  
Baughman Company, P.A.

\_\_\_\_\_, Surveyor  
Michael G. Conrey

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - = #5 REBAR W/ "MKEC" CAP (FOUND)
  - = 3/4" IRON W/ THIMBLE (FOUND)
  - △ = STONE (FOUND)
- (M) = MEASURED  
(D) = DESCRIBED  
(P) = PLATTED  
(C) = CALCULATED  
(CP) = CALCULATED PER PLATTED INFO.  
(CM) = CALCULATED PER MEASURED

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



This plat of "MONARCH LANDING 4TH 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 \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
David W. Foster

\_\_\_\_\_, Secretary  
Dale Miller

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_, Mayor  
Jeff Longwell

\_\_\_\_\_, City Clerk  
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2017.

\_\_\_\_\_, County Clerk  
Kelly B. Arnold

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 \_\_\_\_\_ day  
of \_\_\_\_\_, 2017 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Tonya Buckingham

\_\_\_\_\_, Deputy  
Judy J. Paget

We the undersigned holders of a mortgage on the  
above described property, do hereby consent to this plat of "MONARCH  
LANDING 4TH ADDITION", an Addition to Wichita, Sedgwick County, Kansas.  
INTRUST Bank, N.A.

State of Kansas) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore me, this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by \_\_\_\_\_  
of INTRUST Bank, N.A., on behalf of the bank.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

NOTE:  
A drainage plan has been developed for the plat and  
all 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 4TH ADDITION**

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ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE