

CERTIFICATE OF SURVEY

FINAL TRACING REC'D 2-8-11

FILE COPY

FINAL PLAT

BERKELEY SQUARE FIRST ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

NE. cor., SE 1/4, Sec. 9, T27S, R2E, 6th P.M. Fnd. 3/8" Bar w/ Garber id cap

I, Gregory J. Allison, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and plating of "BERKELEY SQUARE FIRST ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, Reserves, and a Street, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying within the Southeast Quarter of the Southeast Quarter, of Section 9, Township 27 South, Range 2 East, Wichita, Sedgwick County, Kansas, said tract being more particularly described as follows: COMMENCING at the southeast corner of said Southeast Quarter, thence along the east line of on a Kansas coordinate system on N00°48'07"W, 296.08 feet; thence S89°11'53"W, 68.09 feet to the northeast corner of Lot 1, Block 1, Home Bank & Trust Addition, an addition to Wichita, Sedgwick County, Kansas, being the POINT OF BEGINNING, thence along the north line of said Lot 1, S88°53'46"W, 222.39 feet to the northwest corner of said Lot 1; thence N06°27'22"W, 78.97 feet to a point on a non-tangent curve to the right; thence along the said non-tangent curve 459.61 feet to a curve to the left, said curve to the right having a central angle of 13°23'16", a radius of 1967.00 feet, and a long chord distance of 458.57 feet, bearing S86°54'17"W; thence along the said curve to the left 367.21 feet to a curve to the left, 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 S82°54'28"W; thence along the said curve to the left 75.98 feet to the east right-of-way line of Chesterfield, being a point on a non-tangent curve to the left, 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 S48°01'53"W; thence along the said right-of-way line and said non-tangent curve to the left, 97.58 feet to a non-tangent curve to the left, said curve to the left having a central angle of 86°40'51", a radius of 64.50 feet, and a long chord distance of 88.54 feet, bearing N19°29'41"W; thence along the said non-tangent curve 71.12 feet to a point on a curve to the right, said non-tangent curve to the left having a central angle of 45°16'35", a radius of 90.00 feet, and a long chord distance of 69.28 feet, bearing S85°28'23"E; thence along the said curve to the right 384.97 feet, 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 N82°44'37"E; thence parallel with and 754.00 feet west of the east line of said Southeast Quarter, N00°48'07"W, 383.98 feet; thence parallel with and 775.00 feet north of the south line of said Southeast Quarter, S88°53'46"W, 479.32 feet; thence S00°54'24"E, 70.00 feet to the northeast corner of Greenwich Office Park Second Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the north line of said Greenwich Office Park Second Addition, S88°53'46"W, 75.00 feet to the southeast corner of The Waterfront Residential Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the east line of said The Waterfront Residential Addition, N00°54'24"W, 625.59 feet to the north line of said Southeast Quarter of said Southeast Quarter; thence along said north line, N88°54'31"E, 1249.35 feet to the west line right-of-way line of Greenwich Road as recorded DOC.#/FLM-PC: 28739050 and 28739049; thence along said west right-of-way line, S00°48'07"E, 980.01 feet; thence continuing along said west right-of-way line, S07°43'43"W, 54.53 feet to the POINT OF BEGINNING. CONTAINING: 1,016,658 square feet or 23.34 acres of land, more or less.

All reserves, streets, easements, rights-of-ways, building setbacks, and access controls, a Utility Easement recorded on DOC.#FLM/PG:28756001, together with all other public dedications 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 \_\_\_ day of \_\_\_, 2011.



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, a Block, Reserves, and a Street the same to be known as "BERKELEY SQUARE FIRST 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.

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

All abutters rights of access to or from Greenwich Road over and across the east line of "BERKELEY SQUARE FIRST ADDITION," are hereby granted to the appropriate governing body, as indicated hereon.

Reserves "A", "B", and "C" are platted for landscaping, irrigation, berming, monuments, signs, and utilities confined by easement(s) or rights-of-way. Reserve "C" is also platted for drainage. The Reserves shall be owned and maintained by the owner(s) of Lots 1, 2, 3 and 4, Block 1, and/or their successors, assigns, and/or a Lot Owner's Reserves.

A drainage plan has been developed for this plat. All drainage easements, right-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 storm water.

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 \_\_\_, 2011, by George E. Laham, II, manager of Laham Development Company, L.L.C., a Kansas limited liability company, which is the 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 My Term Expires: \_\_\_\_\_

MORTGAGE CERTIFICATE

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

INTRUST Bank, N.A.

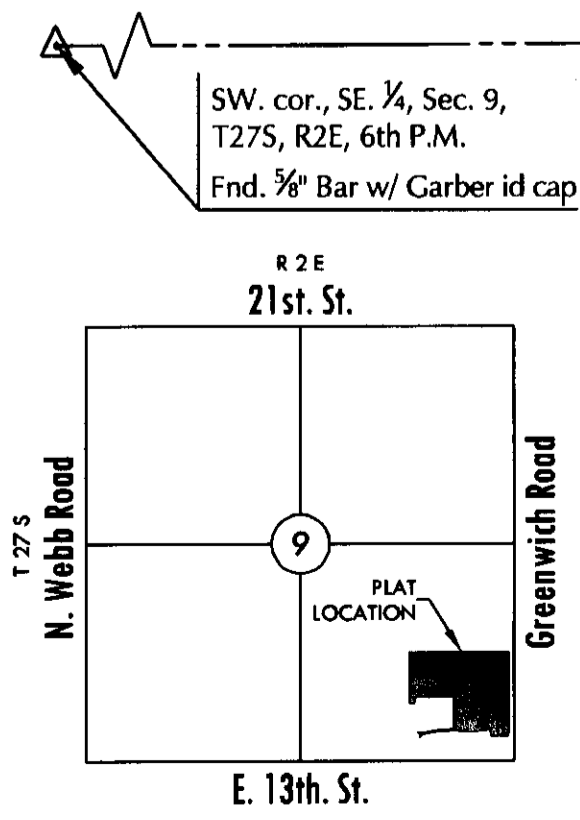
\_\_\_\_\_, Executive Vice President

Gary D. Schmitt, Executive Vice President

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

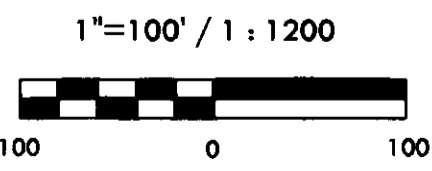
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

\_\_\_\_\_, Notary Public My Term Expires: \_\_\_\_\_



ACCESS CONTROLS NOTE

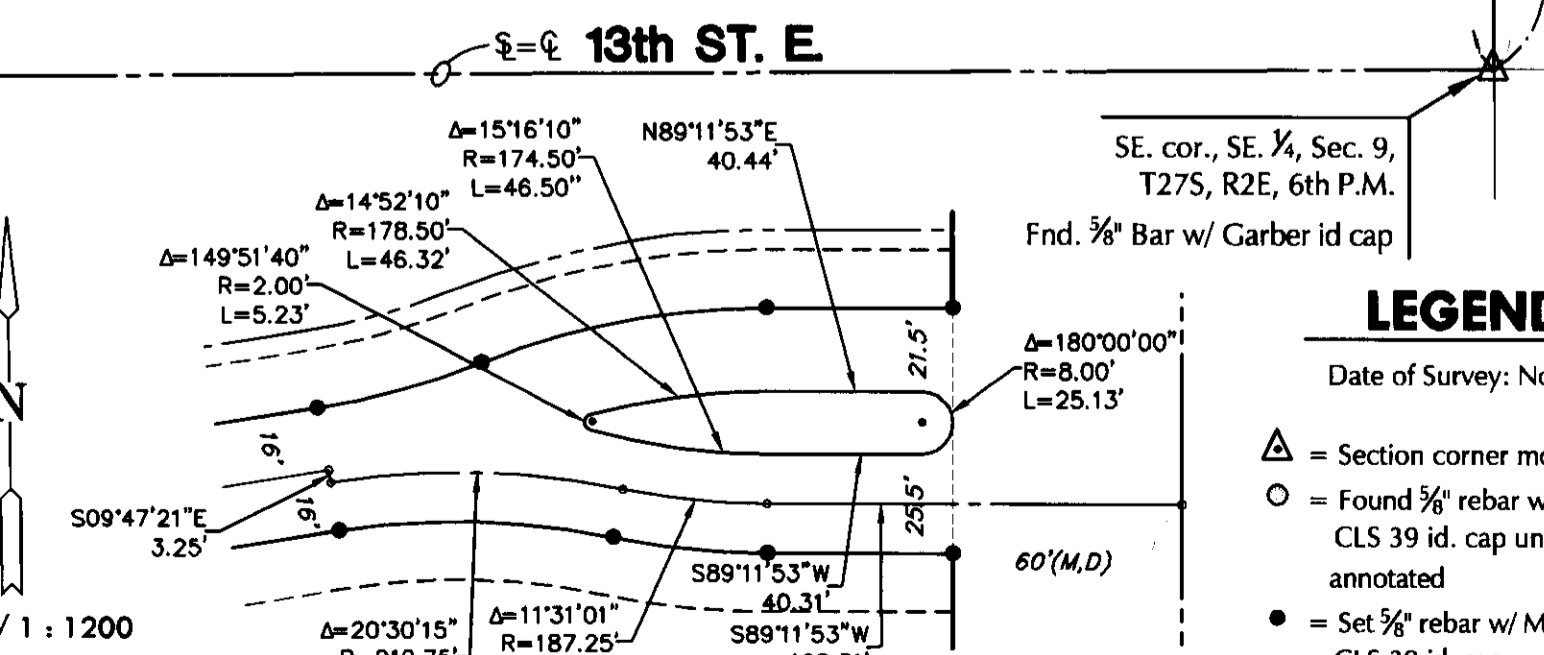
Greenwich Road - Access points for the Lots shall be placed accordingly: The minimum distance between full turning movement drives shall be 400'. The minimum distance between a right-in/right-out drive and either another right-in/right-out drive or a full movement drive shall be 200'.



Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of N00°48'07"W along the E. 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

RESERVE "B" DETAIL



LEGEND

- Delta symbol = Section corner monument found
Circle with dot = Found 3/8" rebar w/ MKEC CLS 39 id. cap unless otherwise annotated
Circle with dot and line = Set 3/8" rebar w/ MKEC CLS 39 id. cap
(M) = Measured
(CM) = Calculated from measured
(P) = Platted
(D) = Described
U.E. = Utility Easement
D.E. = Drainage Easement

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_ day of \_\_\_, 2011.

\_\_\_\_\_, Deputy County Surveyor

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



411 N. WEBB ROAD WICHITA, K.S. 67206 316-684-9600

PLANNING COMMISSION CERTIFICATE

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

Dated this \_\_\_ day of \_\_\_, 2011

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, Chair

Debra Miller Stevens, Chair

Attest:

\_\_\_\_\_, Secretary

John L. Schlegel, Secretary

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 \_\_\_ day of \_\_\_, 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 \_\_\_ day of \_\_\_, 2011

\_\_\_\_\_, 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 \_\_\_, 2011, at \_\_\_ o'clock \_\_\_ M.; and is duly recorded.

\_\_\_\_\_, Register of Deeds

Bill Meek, Register of Deeds

Attest:

\_\_\_\_\_, Deputy

Tonya E. Buckingham, Deputy

COUNTY SURVEYOR