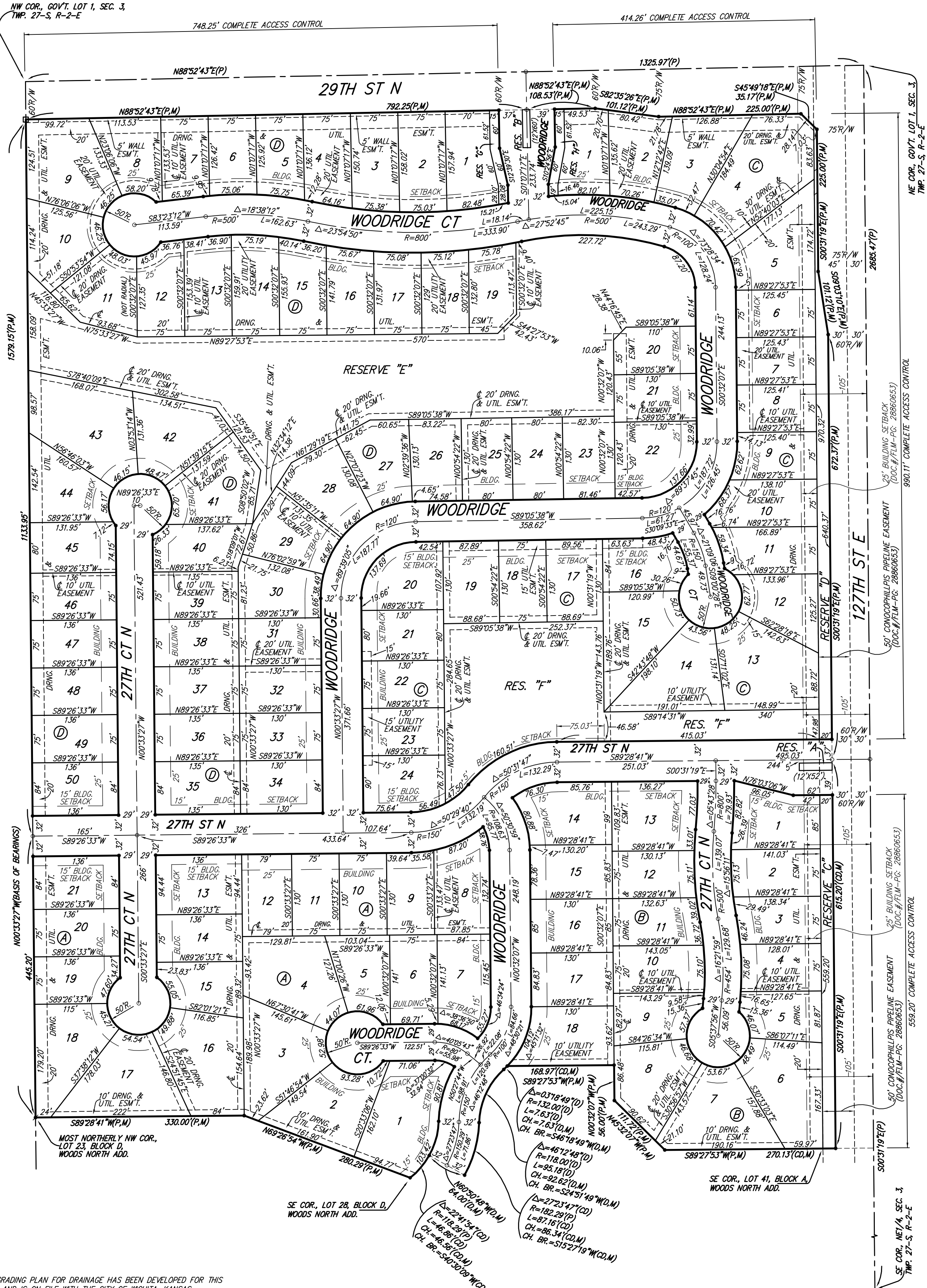


# WOODS NORTH 3RD ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "MKEC" CAP (FOUND)

- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (CD) = CALCULATED PER DESCRIBED INFO

LOT	BLOCK	ELEVATION
6-8, 18	A	1386.0
10-21	D	1388.0
23-29	D	1388.0
40-43	D	1388.0

BEACHMARK:  
CROSS OUT ON NORTH END OF WEST HEADWALL  
137.5' SOUTH & 12' WEST OF THE INTERSECTION  
OF 29TH ST N & 127TH ST E.  
ELEV. = 1382.43 NAVD88

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) and state do hereby certify that we have surveyed and plotted  
"WOODS NORTH 3RD ADDITION", Wichita, Sedgwick County, Kansas, and that  
the accompanying plat is a true and correct exhibit of the property surveyed,  
described as All of Lots 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43,  
44, 45, and 46, Block A, TOGETHER with all of Lots 28, 29, 30, 31, 32, 33, 34,  
35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54,  
55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74,  
75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, and 92,  
Block D, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13,  
and 14, Block E, TOGETHER with all of Reserves "B", "F", "H", "J", "K", "M", "N",  
and "O", TOGETHER with that part of Reserve "I" lying north of and abutting  
the following described line: Beginning at the southeast corner of Lot 41 in  
said Block A; thence N89°52'23"E along the easterly extension of the south line  
of Lot 41 in said Block A, 20.00 feet to a point on the east line of said  
Reserve "I"; and for a point of termination, TOGETHER with that part of said  
Reserve "I" described as follows: Beginning at the southwest corner of Lot 30  
in said Block A; thence N89°27'53"E along the south line of said Lot 30, 28.70  
feet to the point of curvature of a non-tangent curve to the right; thence  
southwesterly along said curve, through a central angle of 0.31849° and having  
a radius of 132.00 feet, an arc distance of 7.63 feet, (having a chord length  
of 7.63 feet bearing S46°18'49"W), to the point of reverse curvature of a  
tangent curve to the left; thence southwesterly and southerly along said curve,  
through a central angle of 46°12'48" and having a radius of 118.00 feet, an arc  
distance of 95.18 feet, (having a chord length of 92.62 feet bearing  
S24°51'49"W), to the end of said curve, the end of said curve being a tangent  
point on a curve to the left in the west line of said Reserve "I"; thence  
northerly and northwesterly along said curve, through a central angle of  
18°04'01" and having a radius of 182.29 feet, an arc distance of 57.48 feet,  
(having a chord length of 57.24 feet bearing N07°16'35"W), to the point of  
tangency of said curve in said west line; thence N16°18'36"W along the west  
line of said Reserve "I", 14.60 feet to a deflection corner in said west line, said  
deflection corner also being the point of curvature of a non-tangent curve to the  
left in said west line; thence northeasterly along said curve, through a  
central angle of 11°52'22" and having a radius of 158.00 feet, an arc distance  
of 32.74 feet, (having a chord length of 32.68 feet bearing N56°04'07"E), to the  
point of beginning, TOGETHER with all of Davin, 27th St. N, 27th Ct. N,  
Greenbriar, Eagle Ct., Eagle Cir., and Shadowridge Cir., and TOGETHER with  
that part of Woodridge lying north of and abutting the following described line:  
Beginning at the most northerly corner of Lot 29 in said Block A; thence  
N60°50'48"W, 64.00 feet to a point on the west right-of-way line of said  
Woodridge, and for a point of termination, all as platted and dedicated in  
Woods North Addition, Wichita, Sedgwick County, Kansas.

All being situated in Government Lot 1 and the Northeast Quarter  
of Section 27 South, Range 2 East of  
the Sixth Principal Meridian, Sedgwick County, Kansas.

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

Michael G. Conroy, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "WOODS NORTH 3RD ADDITION", 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 utility easements are hereby granted as indicated for the construction and maintenance of private screening walls and utility main lines and service lines shall be allowed to cross these easements. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, entry monuments, streets, utilities, drainage purposes, and pipelines as confined to easement. Reserve "B" is hereby reserved for open space, landscaping, entry monuments, streets, utilities, and drainage purposes. The public shall not bear the cost of any repair or replacement of improvements within said Reserves "A" and "B" adversely affected by street construction, repair, or maintenance. Reserves "C" and "D" are hereby reserved for open space, landscaping, utilities as confined to easements, and pipelines as confined to easement. Reserve "E" is hereby reserved for landscaping, open space, berms, lakes, sidewalks, drainage purposes, and utilities as confined to easements. Reserve "F" is hereby reserved for entry monuments, berms, landscaping, open space, playgrounds, swimming pools and related facilities, parking, sidewalks, drainage purposes, and utilities as confined to easements. Reserves "G" and "H" are hereby reserved for entry monuments, open space, landscaping, utilities, and drainage purposes. Reserves "A", "B", "C", "D", "E", "F", "G", and "H" shall be owned and maintained by the homeowners association for the addition provided, however, that the undersigned, or the homeowners association, as the undersigned's successor in interest, may, in their discretion, deed a parcel of a Reserve to an owner or owners of an adjacent Lot, subject to the obligation to maintain such deeded parcel of a Reserve in compliance with the provisions hereof and in compliance with the maintenance covenants of any applicable restrictive covenants and/or regulations. Access controls shall be as depicted on the face of this plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Greenwich/A, LLC,  
a Kansas limited liability company  
Ritchie Associates, Inc., Manager

Kevin M. Mullen, President  
Ritchie Development Corporation,  
a Kansas corporation

Kevin M. Mullen, President  
Firethorne, LLC,  
a Kansas limited liability company  
Ritchie Development Corporation,  
a Kansas corporation, Sole Member

Kevin M. Mullen, President

This plat of "WOODS NORTH 3RD 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 \_\_\_\_\_, 2012.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

Shawn Farney, Chair  
John L. Schlegel, Secretary

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Carl Brewer, Mayor  
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2012.

Kelly B. Arnold, County Clerk

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 \_\_\_\_\_, 2012 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

We, the undersigned holders of a mortgage on  
the above described property, do hereby consent to this plat of "WOODS  
NORTH 3RD ADDITION", Wichita, Sedgwick County, Kansas.  
INTRUST Bank, N.A.

State of Kansas) SS The foregoing instrument acknowledged before me,  
Sedgwick County) \_\_\_\_\_, 2012, by \_\_\_\_\_  
before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2012, by \_\_\_\_\_  
of INTRUST Bank, N.A., on behalf of the bank.

\_\_\_\_\_, Notary Public  
My App't. Exp. \_\_\_\_\_

State of Kansas) SS The foregoing instrument acknowledged before me,  
Sedgwick County) \_\_\_\_\_, 2012, by Kevin M. Mullen, President of  
Ritchie Associates, Inc., as Manager of Greenwich/A, 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 me,  
Sedgwick County) \_\_\_\_\_, 2012, by Kevin M. Mullen, President  
of Ritchie Development Corporation, a Kansas corporation, on behalf of the  
corporation.

\_\_\_\_\_, Notary Public  
My App't. Exp. \_\_\_\_\_

State of Kansas) SS The foregoing instrument acknowledged before me,  
Sedgwick County) \_\_\_\_\_, 2012, by Kevin M. Mullen, President  
of Ritchie Development Corporation, a Kansas corporation, as Sole Member  
of Firethorne, LLC, a Kansas limited liability company.

\_\_\_\_\_, Notary Public  
My App't. Exp. \_\_\_\_\_

NOTE:  
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS  
SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS.  
ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN  
AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE  
CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH  
IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

**Baughman Company, P.A.**  
315 Ellis St. Wichita, KS 67211 P 316-262-7171 F 316-262-0149  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE