

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) do hereby certify that we have surveyed and platted "MONARCH LANDING 5TH 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 and being a replat of all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, Block A, Monarch Landing 4th Addition, Wichita, Sedgwick County, Kansas, TOGETHER with Reserves "A", "B", "C", and "D", as platted in said Monarch Landing 4th Addition, and TOGETHER with all of 21st Ct. N. as platted in said Monarch Landing 4th Addition.

Existing public easements, building setbacks, access controls, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the Southeast Quarter of Section 1, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.



Michael G. Conrey, P.S. #971

Surveyor

FOR REFERENCE ONLY
NOT TO SCALE

MONARCH LANDING 5TH 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 5TH ADDITION", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted to the public as indicated for drainage purposes. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. The sanitary sewer easement is hereby granted to the public as indicated for the construction and maintenance of sanitary sewer systems and related appurtenances. The street, drainage, and utility easements are hereby granted to the public as indicated for street purposes including sidewalks, for drainage purposes, and for the construction and maintenance of all public utilities. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, berms, street purposes including sidewalks as confined to easement, and utilities as confined to easements. No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within said Reserve "A". The berms cannot impact access to or bury manholes, water valves and/or water meters. Reserve "B" is hereby reserved for open space, landscaping, drainage purposes, screening, walking paths, pipelines as confined to easements, street purposes including sidewalks as confined to easements, sanitary sewers and related appurtenances as confined to easement, and utilities as confined to easements. Reserve "C" is hereby reserved for open space, landscaping, drainage purposes, screening, walking paths, pipelines as confined to easements, street purposes including sidewalks as confined to easements, and utilities as confined to easements. Reserve "D" is reserved for open space, landscaping, drainage purposes, screening, walking paths, pipelines as confined to easements, and utilities as confined to easements. Reserves "A", "B", "C", and "D" 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 or any applicable restrictive covenants and/or regulations. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs, and assigns. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas.

Monarch Landing Rentals LLC,
a Kansas limited liability company

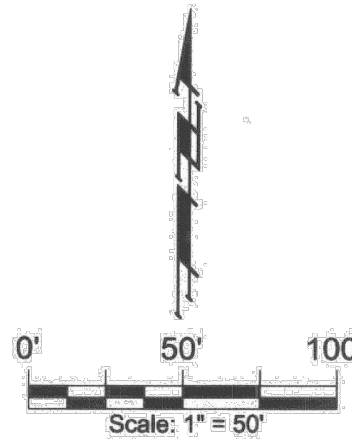
Paul J. Gray, Manager

State of Kansas) SS The foregoing instrument acknowledged before me, this 7th day of July, 2021, by Paul J. Gray, Manager of Monarch Landing Rentals LLC, a Kansas limited liability company, on behalf of the limited liability company.



Lucretia A. Sauber, Notary Public

My App'l. Exp. 09-20-2022



- * = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = #5 REBAR W/ "KREC" CAP (FOUND)
- (M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(CM) = CALCULATED FROM MEASURED INFO.
(CP) = CALCULATED FROM PLATTED INFO.

NOTE:
ADDITIONAL BUILDING SETBACKS AND OTHER REQUIREMENTS PER THE MONARCH LANDING COMMUNITY UNIT PLAN (P-353)

NOTE:
LOTS 1-16, BLOCK A, WITHIN MONARCH LANDING 5TH ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEWALK SETBACK.

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "MONARCH LANDING 5TH ADDITION", an Addition to Wichita, Sedgwick County, Kansas.

Gary L. Watkins, Sp. VP

State of Kansas) SS The foregoing instrument acknowledged before me, this 8th day of July, 2021, by Gary L. Watkins, SE Vice President of Union State Bank, on behalf of the bank.



Lucretia A. Sauber, Notary Public

My App'l. Exp. 09-20-2022

This plat of "MONARCH LANDING 5TH 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 4th day of May, 2021. Wichita-Sedgwick County Metropolitan Area Planning Commission



Michael G. Greene, Chairman
Scott A. Wadle, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 3rd day of August, 2021.

Brandon J. Whipple, Mayor, City of Wichita
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 12th day of July, 2021.



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

Entered on transfer record this 10th day of August

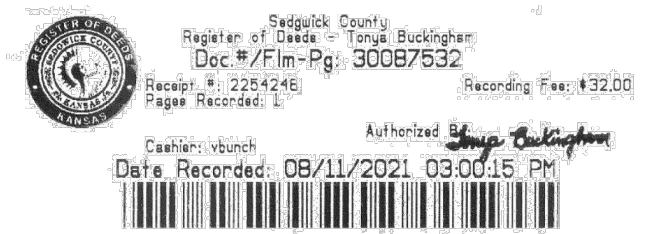


Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 11th day of August, 2021 at 3:00:15 o'clock P.M. and is duly recorded.

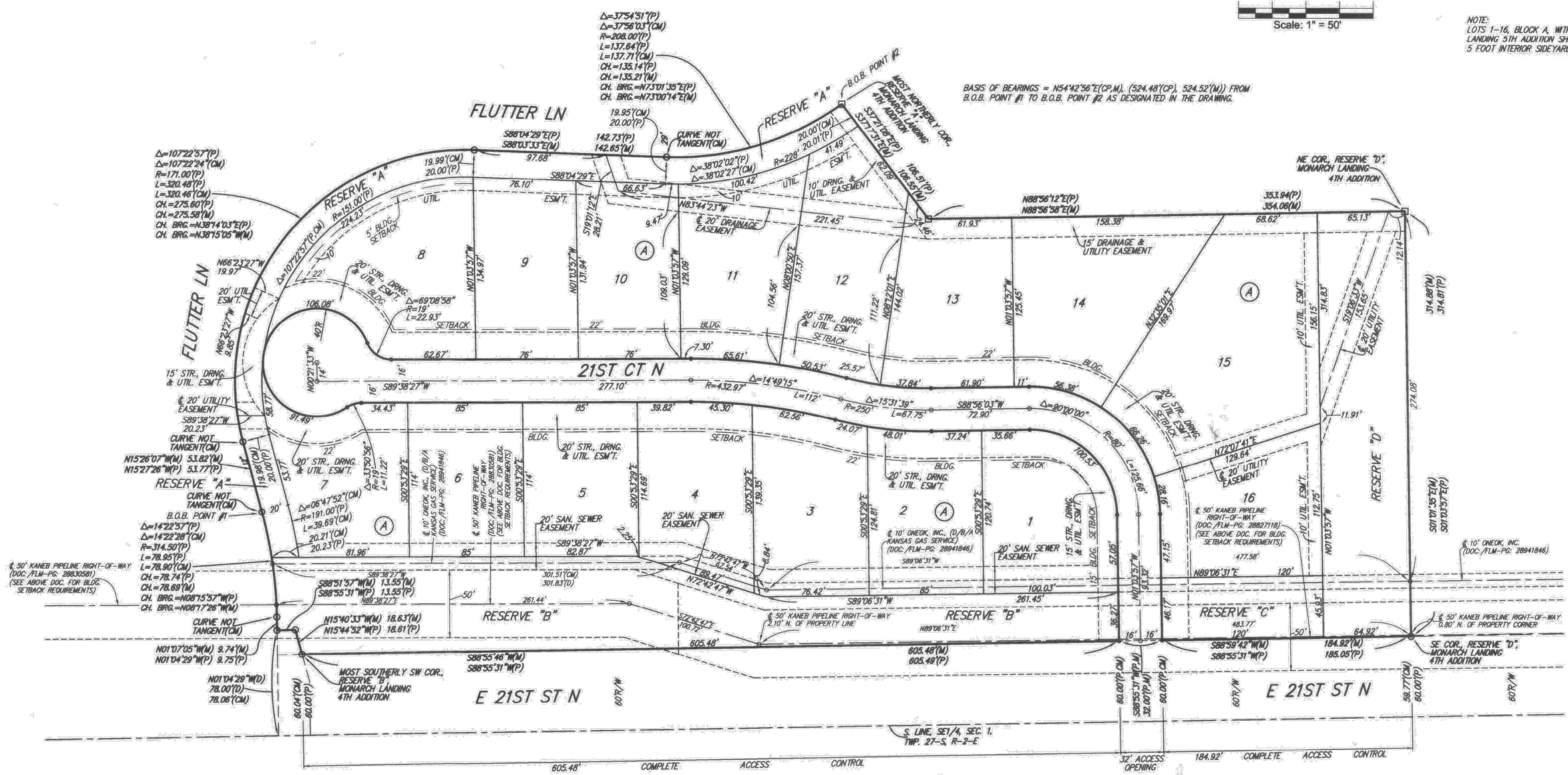
Tonya Buckingham, Register of Deeds

Kanly Zehring, Deputy



Register of Deeds, Sedgwick County, Kansas
Doc #/Fil#-Pg: 300B7532
Pages: 12/25/24
Page Recorded: 1
Date Recorded: 08/11/2021 03:00:15 PM

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com



DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainage and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants.

PC 294-8

BRENT WOOLEN
LICENSED
8470
01/27/2022
KANSAS
PROFESSIONAL ENGINEER

B

BAUGHMAN COMPANY

315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

MONARCH LANDING
5TH ADDITION

PLAT

STREET / SWS
IMPROVEMENTS

PROJECT NUMBER:
472-2021-085737

DESIGN: NBW DRAWN: CDW
DATE: Jan. 26, 2022

SHEET OF
23 23

File: E:\Projects\Monarch Landing 5th Addition - Engineering\STR-17-07-ET230.dwg