

Final 5.22.23

NE. Cor., NW. $\frac{1}{4}$,
Sec. 11, T27S, R2E, 6th P.M.
Fnd. $\frac{3}{4}$ " Pipe

Lot 1, Block 1
A tract of land lying in a portion of Reserve "B", Reed's Cove Addition, an addition to Wichita, Sedgwick County, Kansas;
said tract being more particularly described as follows:

Lot 1, Block 2
A tract of land lying in a portion of Reserve "C", Reed's Cove Addition, an addition to Wichita, Sedgwick County, Kansas;
said tract being more particularly described as follows:

Lot 1, Block 3
A tract of land lying in a portion of Reserve "D", Reed's Cove Addition, an addition to Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows:

Lot 1, Block 4
A tract of land lying in a portion of Reserve "A", Reed's Cove Addition, an addition to Wichita, Sedgwick County, Kansas
said tract being more particularly described as follows:

Platted easements building setbacks within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

Gregory J. Allison, PE, LS #1257
MKEC Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67206

21/127, L.L.C., a Kansas limited liability company
By: Ritchie Associates, Inc., a Kansas Corporation, Manager

Kevin M. Mullen, President,
Ritchie Associates, Inc.

STATE OF KANSAS) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 2003,
before me the undersigned, a Notary Public in and for the County and State aforesaid, came Kevin M. Mullen, President, Ritchie Associates, Inc., a Kansas Corporation, Manager for, 21/127 L.L.C., a Kansas Limited Liability Company, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

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 appointment expires: _____

We INTRUST Bank, N.A., holders of mortgages on the above described property, do hereby consent to the plat of "REED'S COVE ADDITION."

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 2002,
before me the undersigned, a Notary Public in and for the County and State
aforesaid, came _____, Intrust Bank N.A.,
to me personally known to be the same person who executed the foregoing
instrument of writing and duly acknowledged the execution of the same.

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 appointment expires: _____

STATE OF KANSAS)
)ss:
 SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 2003 at _____ o'clock M; and is duly recorded.

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2003.

_____, Deputy County Surveyor

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

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2003.

At the direction of the City Council.

_____, Mayor
Carlos Mayans, Mayor

_____, City Clerk
Pat Graves, City Clerk

Entered on transfer record this _____ day of _____, 2003.

_____, County Clerk
Don Brace, County Clerk

This plat of "REED'S COVE SECOND ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 2003.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chair
Bernard A. Hentzen, Chair

_____, Secretary
Dale Miller, Secretary



MKEC
ENGINEERING
CONSULTANTS
411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600



Wichita-Sedgwick County Metropolitan Area Planning Department

April 14, 2003

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2003-30 -- One-Step Final Plat of Reed's Cove Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 24, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated April 18, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and**
3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: 21/127 LLC, 8100 E. 22nd Street No., Suite 1000, Wichita, KS 67226
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

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www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

April 18, 2003

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2003-30 -- One-Step Final Plat of Reed's Cove Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 17, 2003, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. Petitions have been provided with Reeds Cove Addition for sewer, water and paving improvements. City Engineering has requested that the applicant provide new guarantees.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- D. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- E. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- F. Each of the four lots should be labeled as Lot 1, and contained within Blocks 1, 2, 3 and 4.
- G. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

- H. The platlor's text shall include language that a drainage plan has been developed for the plat and that 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.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- M. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

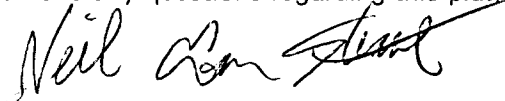
SUB 2003-30 - One-Step Final Plat of Reed's Cove Second Addition

April 18, 2003

Page 3

This case will be forwarded to the Planning Commission for consideration on Thursday, April 24, 2003, at 1:30 p.m. The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: 21/127 LLC, 8100 E. 22nd Street No., Suite 1000, Wichita, KS 67226

Kevin Holman, Sedgwick County Fire Department

Neil Cable, City Engineer, Department of Engineering

Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

(One-Step Final Plat Approved 4/17/03)

CASE NUMBER: SUB 2003-30 -- REED'S COVE SECOND ADDITION

OWNER/APPLICANT: 21/127 L.L.C., 8100 E. 22nd St. North, Suite 1000, Wichita, KS 67226

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

LOCATION: South of 21st St. North, East of 127th Street East

SITE SIZE: 1.73 acres

NUMBER OF LOTS

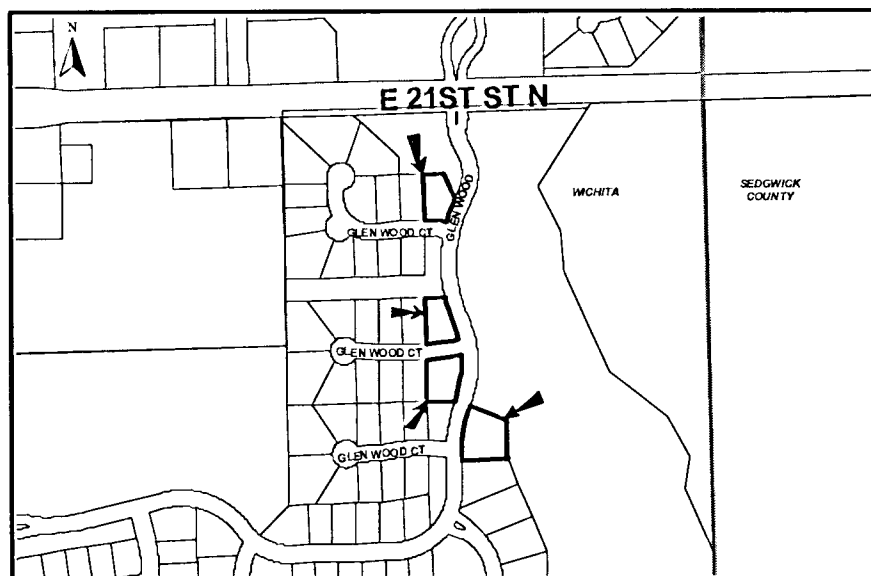
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 14,903 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of Reserves A, B, C and D in the Reeds Cove Addition.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Petitions have been provided with Reeds Cove Addition for sewer, water and paving improvements. City Engineering has requested that the applicant provide new guarantees.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- D. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
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- F. Each of the four lots should be labeled as Lot 1, and contained within Blocks 1, 2, 3 and 4.
- G. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- H. The plat's text shall include language that a drainage plan has been developed for the plat and that 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.
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SUB 2003-30 -- One-Step Final Plat of REED'S COVE SECOND ADDITION
April 24, 2003 - Page 3

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