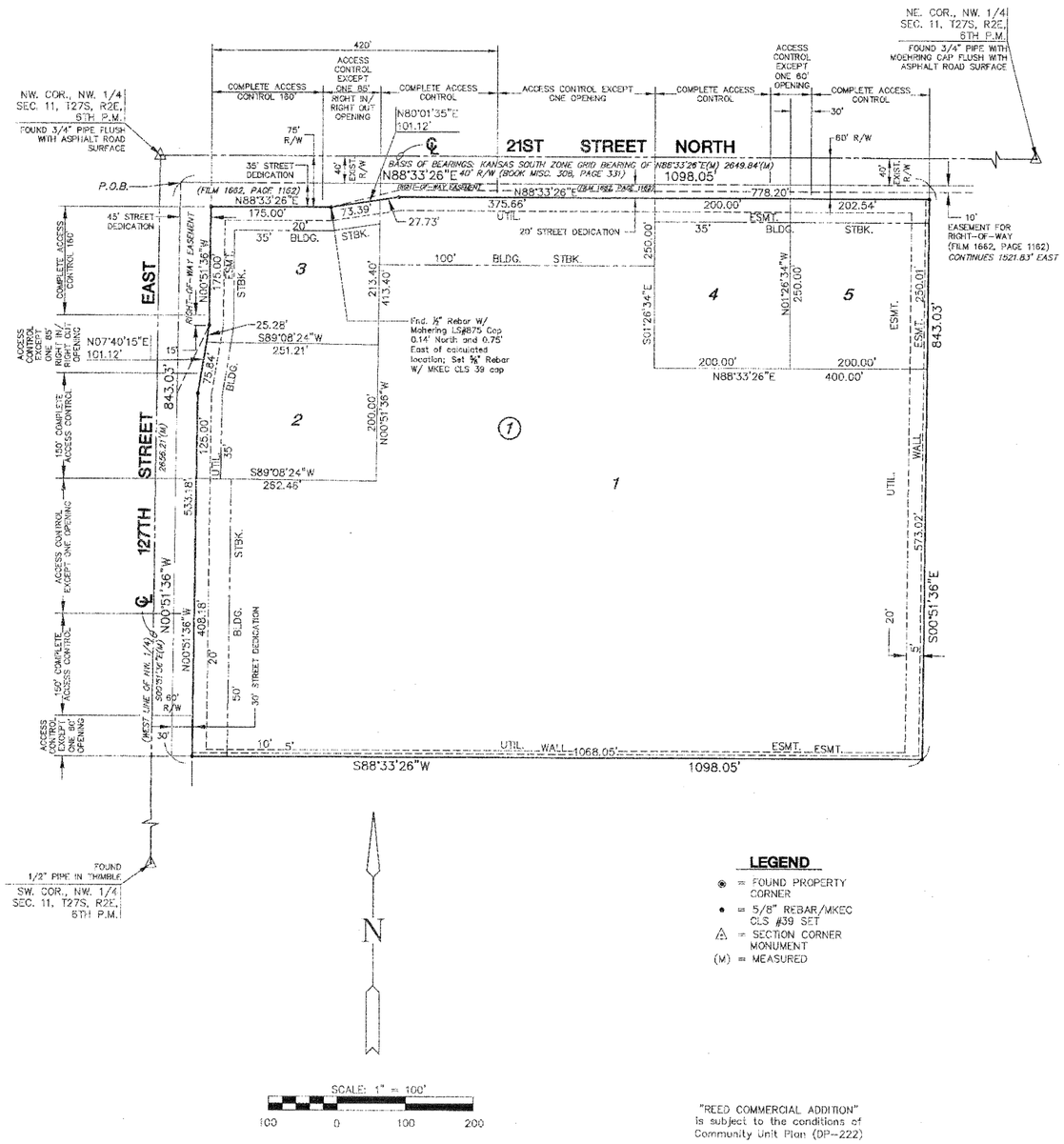
FINAL PLAT

REED COMMERCIAL ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



LEGEND

- ◉ = FOUND PROPERTY CORNER
- • = 5/8" REBAR/MKEC CLS #39 SET
- △ = SECTION CORNER MONUMENT
- (M) = MEASURED

"REED COMMERCIAL ADDITION" is subject to the conditions of Community Unit Plan (DP-222)

I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "REED COMMERCIAL ADDITION", an addition to Wichita, Sedgwick County Kansas, into lots, a block, and streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northwest Quarter, Section 11, Township 27 South, Range 2 East of the 6TH P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning 40.00 feet South of the North line of said Northwest Quarter and 30.00 feet East of the West line of said Northwest Quarter; thence parallel with the North line of said Northwest Quarter on a NAD 88 Kansas South Zone Grid Bearing of, N88°33'26"E, 1098.05 feet; thence parallel with the West line of said Northwest Quarter S00°51'36"E, 843.03 feet; thence S88°33'26"W, 1098.05 feet to a point 30.00 feet East of the tha West line of said Northwest Quarter; thence parallel with said West line of said Northwest Quarter N00°51'36"W, 843.03 feet to the Point of Beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 12th day of September, 2002.

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

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, a block, and streets, the same to be known as "REED COMMERCIAL ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage are hereby granted to the public. The wall easement is platted for the construction and maintenance of a private wall. Utilities may cross the wall easement. All abutters right of access to or from 21st Street North over and across the North line of "REED COMMERCIAL ADDITION," are hereby granted to the*A.G.B, provided however, Lot 3, Block 1 shall have access to 21st Street at one location, and Lot 1, Block 1, shall have access to 21st Street at one location, and Lots 4 and 5, Block 1 shall share one common access to 21st Street, as indicated on the face of the plat, and also, all abutters right of access to or from 127th Street East over and across the West line of "REED COMMERCIAL ADDITION," are hereby granted to the*A.G.B, provided however, Lot 2 and 3, Block 1 shall share one common access to 127th Street, and Lot 1, Block 1, shall have access to 127th Street at two locations, as indicated on the face of the plat. A drainage plan has been developed for the plat and all drainage easements, and rights-of-way, 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. "REED COMMERCIAL ADDITION" is subject to the conditions of Community Unit Plan (DP-222).

*Appropriate Governing Body

21/127 L.C., a Kansas Limited Liability Company

Kevin M. Mullen, President
Ritchie Associates, Inc., a Kansas Corporation, Manager

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 5th day of November, 2002, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Kevin M. Mullen, President, 21/127 L.C., a Kansas Limited Liability Company, Ritchie Associates, Inc., a Kansas Corporation, Manager 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.

Krista L. Peterson
Notary Public

KRISTA L. PETERSON
State of Kansas
My Appt. Expires 9-27-2003

My commission expires: 9-27-2003

Clarence M. Mollett, Owner

STATE OF KANSAS)
Reno) ss:
~~SEDGWICK~~ COUNTY)

BE IT REMEMBERED, that on this 7 day of November, 2002, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Clarence M. Mollett, owner 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.

Dorothy Chambers
Notary Public

DOROTHY CHAMBERS
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. March 26, 2003

My commission expires: March 26, 2003

We, INTRUST Bank, N.A., holders of a mortgage on the above described property, do hereby consent to the plat of "REED COMMERCIAL ADDITION".

INTRUST Bank, N.A.

Gary D. Schmitt S.V.P.

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 22ND day of NOVEMBER, 2002, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Gary D. Schmitt, 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.

Michele C. Baker
Notary Public

MICHELE C. BAKER
Notary Public - State of Kansas
My Appt. Expires 4-17-04

My appointment expires: 4-17-04

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

Dated this 11th day of October, ~~2002~~ 2001

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

J.D. Michaelis, Chair

Dale Miller, Secretary

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 14th day of January, 2003.

At the direction of the City Council

Chris Chronis, City Manager

Pat Graves, City Clerk

Entered on transfer record this 14th day of January, 2003.

Don Brace, County Clerk

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this 15th day of January, 2003 at 8:30 o'clock AM; and duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

2163438

Reviewed in accordance with K.S.A. 58-2005 this 17th day of December, 2002.

TRICIA L. ROBELLO
LICENSED
LS-1248
KANSAS
LAND SURVEYOR

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

REED COMMERCIAL ADDITION

LOT 5, BLK 1, REED COMMERCIAL PROPERTY
PLAT COPY
WICHITA, KANSAS

Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning
924 North Main (316) 264-6008
Wichita, Kansas 67203 (316) 264-6011
www.rbkansas.com E-mail: info@rbkansas.com

DESIGN	CMB	JOB NO.	3074E
DRAWN	EJB/RLS	SHEET	10
REVIEW	UTILITY	OF	10
DRAWING FILE	Engineering Base {Plat}	PROJECT NUMBER	468-84399
DATE	July 30, 2007		

PC144-3