REECE FARMS ESTATES

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

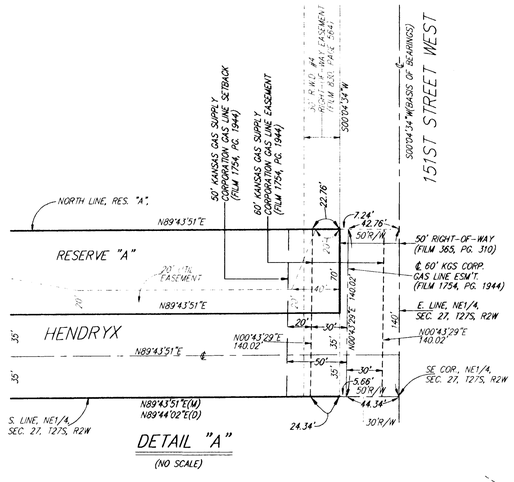
0 100 200

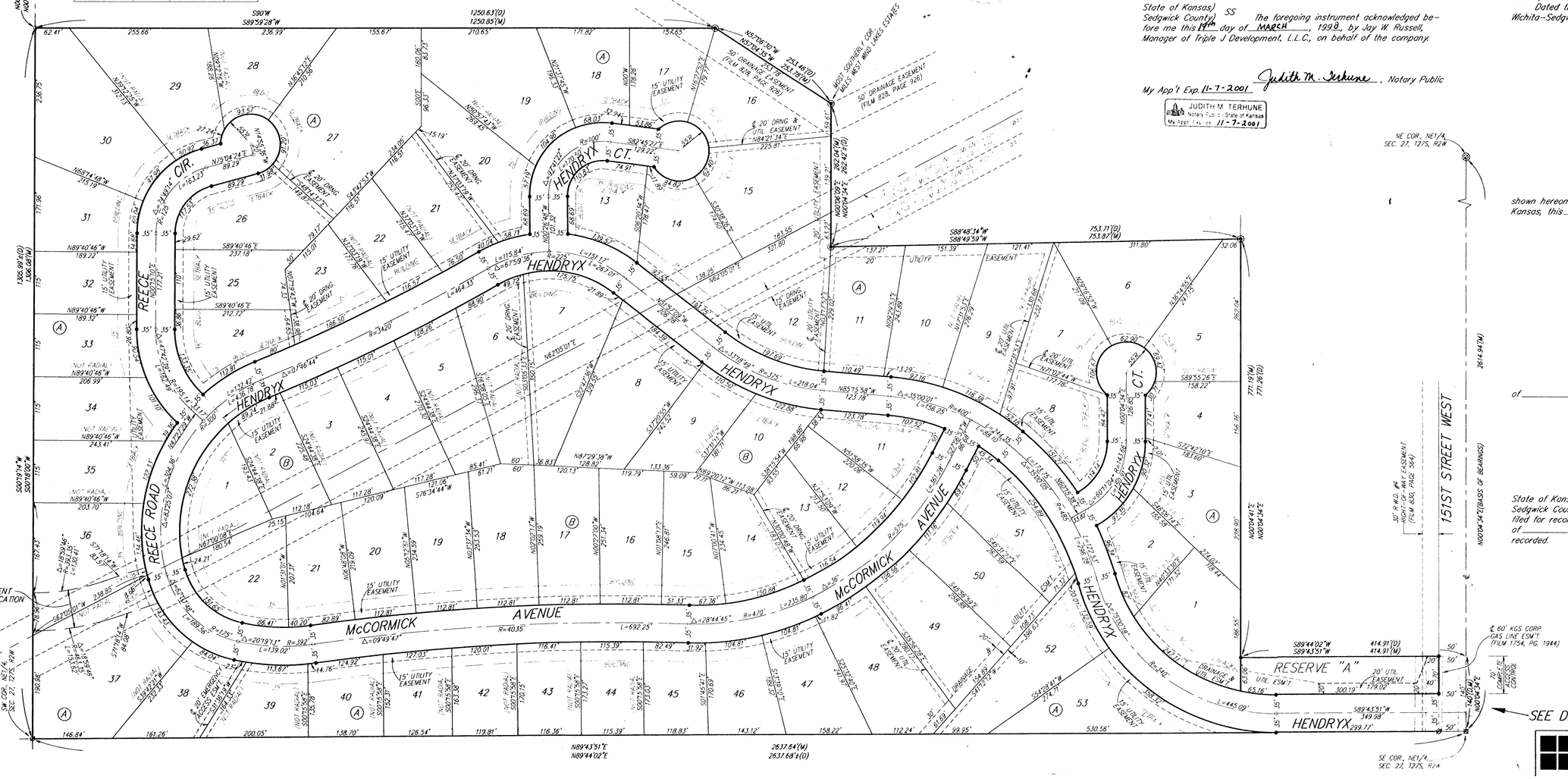
BENCHMARK:
TOP OF 1" IRON, 12" DEEP, E1/4 COR.,
SEC. 27, TWP. 27-S, R-2-W.
ELEV. = 1396.53 M.S.L.
(209.13 CITY DATUM)

(D) = DESCRIBED
(M) = MEASURED

○ = 1/2" IRON (FOUND)
◉ = #4 REBAR W/ "ITLSI" CAP (FOUND)
Ø = 3/4" IRON (FOUND)
⊠ = 1" IRON (FOUND)
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
⊘ = 3/4" IRON IN THIMBLE (FOUND)

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		CITY DATUM	MSL
1-22	B	228.6	1416
19-28	A	223.6	1411
1,3,4,5	A	222.6	1410





State of Kansas)
County of Sedgwick) SS

We, Baughman Company P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "REECE FARMS ESTATES", an Addition to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: Beginning at a point on the west line of the NE1/4 of Sec. 27, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, which is at an assumed bearing of S00°11'10"W, 1321.22 feet from the NW Corner of said NE1/4; thence S00°19'14"W along the west line of said NE1/4, 1305.99 feet, more or less, to the SW Corner of said NE1/4; thence N89°44'02"E along the south line of said NE1/4, 2637.68 feet, more or less, to the SE Corner of said NE1/4; thence N00°04'34"E along the east line of said NE1/4, 140 feet; thence S89°44'02"W parallel with the south line of said NE1/4, 414.91 feet; thence N00°04'34"E parallel with the east line of said NE1/4, 771.26 feet; thence S88°48'34"W, 753.71 feet; thence N00°04'34"E, 262.42 feet, more or less, to the most southerly corner of "MILES WEST WIND LAKES ESTATES", Sedgwick County, Kansas; thence N57°06'30"W along the southwesterly line of said "MILES WEST WIND LAKES ESTATES", 253.46 feet; thence S90°W parallel with the north line of said NE1/4, 1250.63 feet, more or less, to the point of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12 - 512(b).

Baughman Company, P.A.

Michael G. Conrey 3-18-98 Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land described in the Surveyors certificate to be platted into Lots, Blocks, Streets and a Reserve to be known as "REECE FARMS ESTATES", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The emergency access easement is hereby granted as indicated for emergency access purposes and no fences or other obstructions shall be constructed or placed on or within this easement. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for drainage purposes, open space, berms, landscaping, sidewalks, and utilities as confined to easements. Reserve "A" shall be owned and maintained by the homeowners association for the addition. McCormick Avenue contingent street dedication shall become effective in the event that the appropriate governing body determines the need for the right-of-way for any street related purposes. This contingent street dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of all parts of said property covered by said dedication. All abutters rights of access to or from 151st Street West over and across the east line of Reserve "A" are hereby granted to the appropriate governing body.

Triple J Development, L.L.C.

Joy W. Russell, Manager

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me this 19th day of MARCH, 1998, by Joy W. Russell, Manager of Triple J Development, L.L.C., on behalf of the company.

Judith M. Terhune, Notary Public

My App't Exp. 11-7-2001

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt Expires 11-7-2001

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "REECE FARMS ESTATES", an Addition to Wichita, Sedgwick County, Kansas.

State Bank of Colwich

James D. Ashcraft V.P.
(Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 24th day of MARCH, 1998, by JAMES D. ASHCRAFT, Vice-Pres. (Title) of the State Bank of Colwich, on behalf of the bank.

Judith M. Terhune Notary Public

My App't. Exp. 11-7-2001

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt Expires 11-7-2001

This plat of "REECE FARMS ESTATES", 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 _____ day of _____, 199__.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____, Chairman
John C. Frye

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 199__

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 199__

_____, County Clerk
James Alford

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 199__, at _____ o'clock ___M; and is duly recorded.

_____, Register of Deeds
Larry Consolver

_____, Deputy
Michael D. Hurtt

37/37

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, LAND PLANNING
(316) 262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

98-05-15