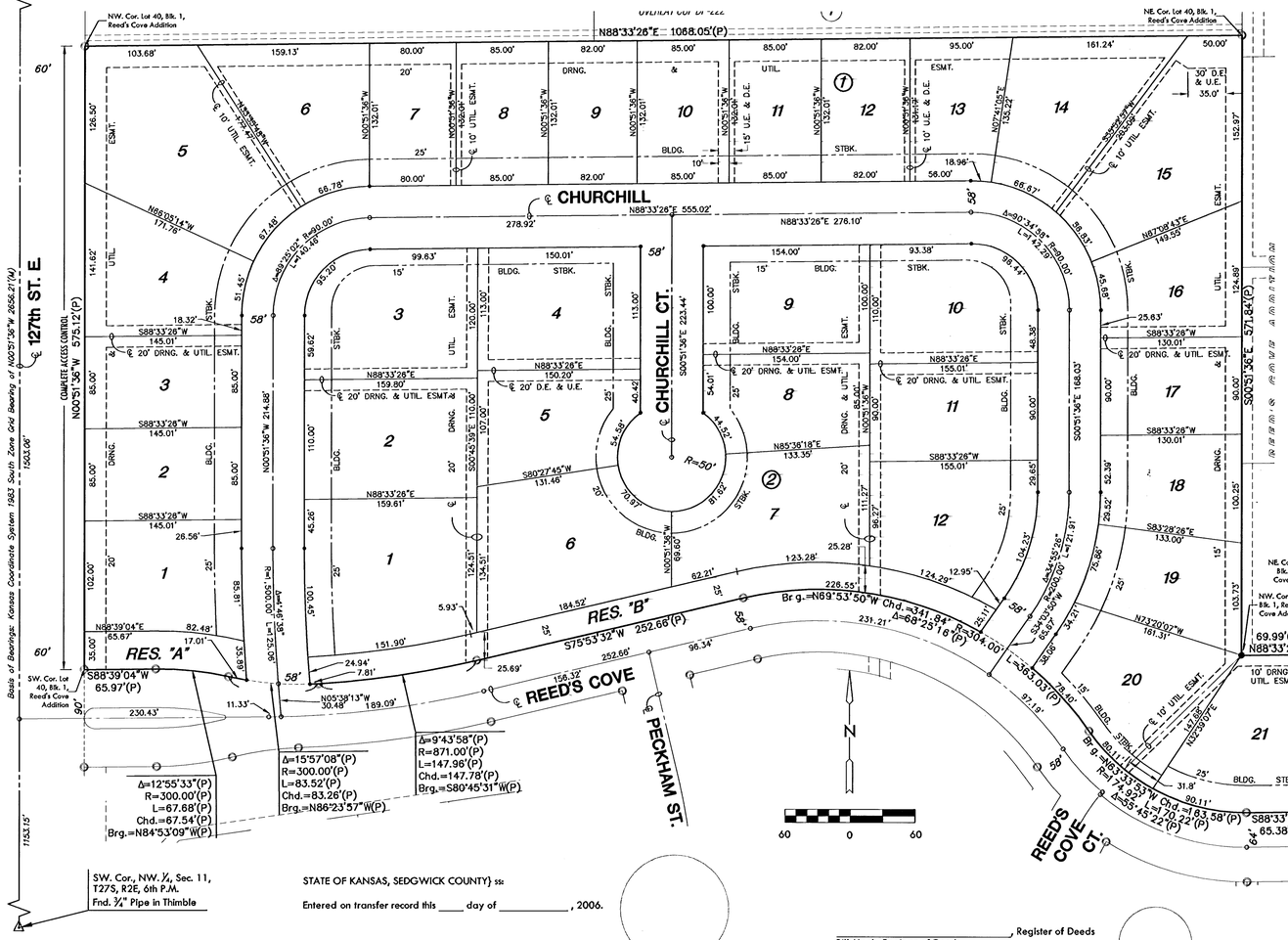
FINAL PLAT

REED'S COVE FOURTH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



LEGEND

△ = Section Corner Monument Found
O = Found Survey Monument
⅝" Rebar w/ MKEC CLS 39 id cap
● = Set ⅝" Rebar w/ MKEC CLS 39 id. cap
(P) = Platted

I, Gregory J. Allison, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of the surveying and platting of "REED'S COVE FOURTH ADDITION," an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

All of Lots 39, and 40, Block 1, Reed's Cove Addition, an addition to Wichita, Sedgwick County, Kansas.

All reserves, streets, utility easements, building setbacks, access control; together with any and all other public dedications, rights-of-way, or easements within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this___day of _____2006.

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

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Reserves, and Streets the same to be known as "REED'S COVE FOURTH ADDITION," an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted to the public.

The streets are hereby dedicated to and for the use of the public.

All abutters rights of access to or from 127th Street over and across the West line of "REED'S COVE FOURTH ADDITION," are hereby granted to the appropriate governing body.

A drainage plan has been developed for this plat. All drainage easements, right-of-ways, and reserves shall remain at established unobstructed grades allowing for the conveyance of storm water; or as modified with the approval of the applicable City or County Engineer.

Reserves "A" and "B" are platted for utilities in designated areas, landscaping, irrigation, open space, monuments, and water features. The Reserves shall be owned and maintained by a homeowner's association and are reserved for uses stated, provided however, that the undersigned or homeowner's association as the undersigned successors in interest may, at its discretion deed a parcel of Reserves "A" and or "B" to an owner(s) of an adjoining lot subject to the obligation to maintain such deeded parcel in compliance with the provisions hereof and in compliance with the maintenance covenants of any applicable restrictive covenants or regulations. * Reserve "B" is also platted for Drainage.

RITCHIE DEVELOPMENT CORPORATION
and
21/127, L.C., a Kansas limited liability company

_____, Vice President
Rob Ramseyer, Vice President
Ritchie Developement Corporation, Manager
21/127, L.C., a Kansas limited liability company

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on this ____ day of _____, 2006, Rob Ramseyer, Vice President, Ritchie Development Corporation, Manager, 21/127, L.C., a Kansas limited liability company.

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 Term Expires: _____. *Sign and print below*

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

INTRUST Bank, N.A.

_____, Executive Vice President
Gary D. Schmitt, Executive Vice President

This instrument was acknowledged before me on this ____ day of _____, 2006, by Gary D. Schmitt, Executive Vice President, INTRUST Bank, N.A..

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 Term Expires: _____. *Sign and print below*

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this ____ day of _____, 2006.

_____, County Clerk
Don Brace, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 2006, at _____ o'clock _M; and is duly recorded.

_____, Register of Deeds
Bill Meek, Register of Deeds

Attest:

_____, Deputy
Tonya E. Buckingham, Deputy

Reviewed in accordance with K.S.A. 58-2006 on this ____ day of _____, 2006.

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

STATE OF KANSAS, SEDGWICK COUNTY} SS:

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

Dated this ____ day of_____, 2006.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chair
Morris K. Dunlap, Chair

Attest:

_____, Secretary
John L. Schlegel, Secretary

This plat of "REED'S COVE FOURTH ADDITION" has been submitted to and approved by the City Council of the City of Wichita, Sedgwick County, Kansas. The easements, rights-of-way and other public dedications are accepted by the City Council of the City of Wichita.. Dated this ____ day of _____, 2006.

At the direction of the City Council.

_____, Mayor
Carlos Mayans, Mayor

Attest:

_____, City Clerk
Karen Sublett, City Clerk

DOCUMENT NO.

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

58-03-05-05