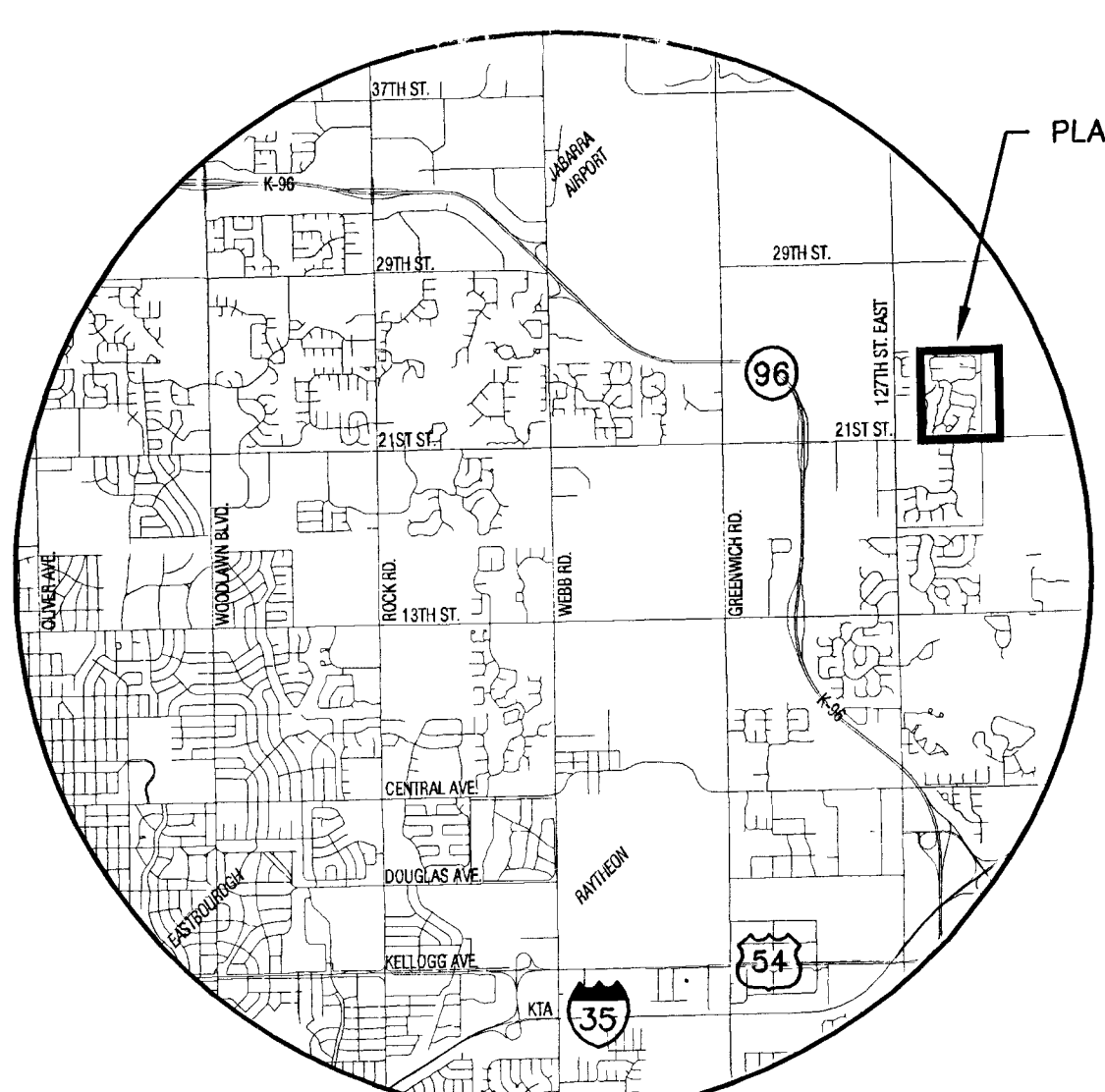


UNPLATTED
YOUNG BROTHERS FARM L.C.
2726 N. 127th ST. E.
WICHITA, KS 67226

UNPLATTED
YOUNG BROTHERS FARM L.C.
2350 N. 127th ST. E.
WICHITA, KS 67226



VICINITY MAP

LEGEND

<ul style="list-style-type: none"> ✱ 6IN - CONIFEROUS TREE & DIAMETER ○ 6IN - DECIDUOUS TREE & DIAMETER ○ 4IN - SIGN ○ BUSH — EDGE OF TREES — FENCE ⊙ SSMH - SANITARY SEWER MANHOLE ⊙ GM - GAS METER ⊙ POLE - POLE — GATE — WALL ⊙ LP - LIGHT POLE ⊙ FH - FIRE HYDRANT ⊙ WV - WATER VALVE ⊙ WM - WATER METER ⊙ PWA - POWER POLE AND GUY ANCHOR △ SECTION CORNER MONUMENT FOUND ⊙ FOUND PROPERTY CORNER REBAR ⊙ SET 5/8" REBAR W/ MKEC CLS #39 CAP 	<ul style="list-style-type: none"> mTR - TELEPHONE RISER □ INLET — STORM SEWER PIPE — WATER LINE — SANITARY SEWER LINE — GAS LINE — TELEPHONE LINE — UNDERGROUND ELECTRIC LINE — OVERHEAD TELEPHONE — OVERHEAD ELECTRIC — UNDERGROUND FIBER OPTIC CABLE — HIGH PRESSURE GAS PIPELINE B.S. - BUILDING SETBACK U.E. - UTILITY EASEMENT (M) - MEASURED DIMENSION — STREET DEDICATION — STREET VACATION
--	--

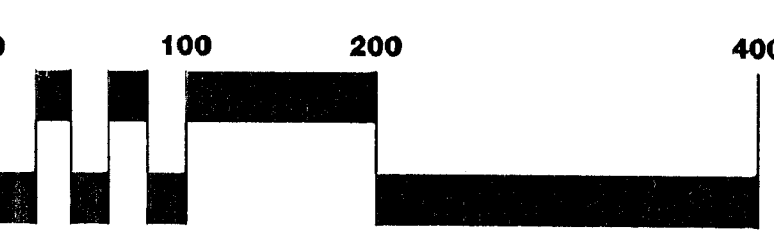
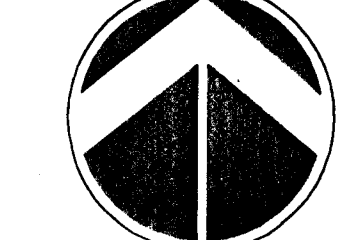
NOTES

- ZONING: Existing Single Family "SF-20" Proposed Single Family "SF-5"
- RESERVES platted for:
The parking easements are for the construction and maintenance of residential parking only and no obstructions shall be constructed or placed with the 20 foot by 50 foot easements, as indicated on the accompanying plat are hereby granted to the public. Reserves "A", "H", "K", are platted for drainage, utilities in designated locations, irrigation, landscaping, berming, floodways, monuments, walks and open space. Reserves "C", "E", "F", "G", "J", "L" are platted for drainage, utilities in designated locations, irrigation, landscaping, berming, monuments, walks and open space. Reserves "B", and "D" are platted for parking in designated locations, drainage, utilities in designated locations, irrigation, landscaping, berming, monuments, walks and open space. Reserve shall be owned and maintained by the homeowner's association; provided, however, that the undersigned, or the homeowner's association, as the undersigned's successor in interest, may, in their discretion, deed a parcel of the Reserves to an owner or owners of an adjacent lot, subject to the obligation to maintain such deeded parcel of the Reserve in compliance with the provisions hereof and in compliance with the maintenance covenants of any applicable restrictive covenant.
- Lot minimum pad elevations as indicated on the DRAINAGE PLAN, provided at the time of FINAL PLATTING.

UNPLATTED (PROPOSED)
REEDS COVE THIRD ADDITION
21/127 L.L.C.
8100 E. 22nd St. N.
SUITE #1000, WICHITA, KS 67226

BENCHMARKS

- BM#1 Square cut SW corner signal light pole base NE corner Webb and 13th.
ELEV. = 185.945'(City Datum)
1373.345' NGVD
- BM#2 Top of iron at SW Cor., SW ¼, Sec. 2, T27S, R2E, (127th St. E. & 21st St. N.).
ELEV. = 198.01 (CITY DATUM)
1385.41 NGVD



SCALE: 1" = 100'

DRAINAGE AND UTILITY PLAN HAWTHORNE THIRD ADDITION

OWNERS/DEVELOPER: Twenty-First Growth, L.L.C. 816 Terradyne Andover KS 67002

REVISED - 4-19-04

DATE: MARCH, 2004



MKEC
ENGINEERING
CONSULTANTS
411 N. WEBB ROAD
WICHITA, KS. 67202
316-624-9600