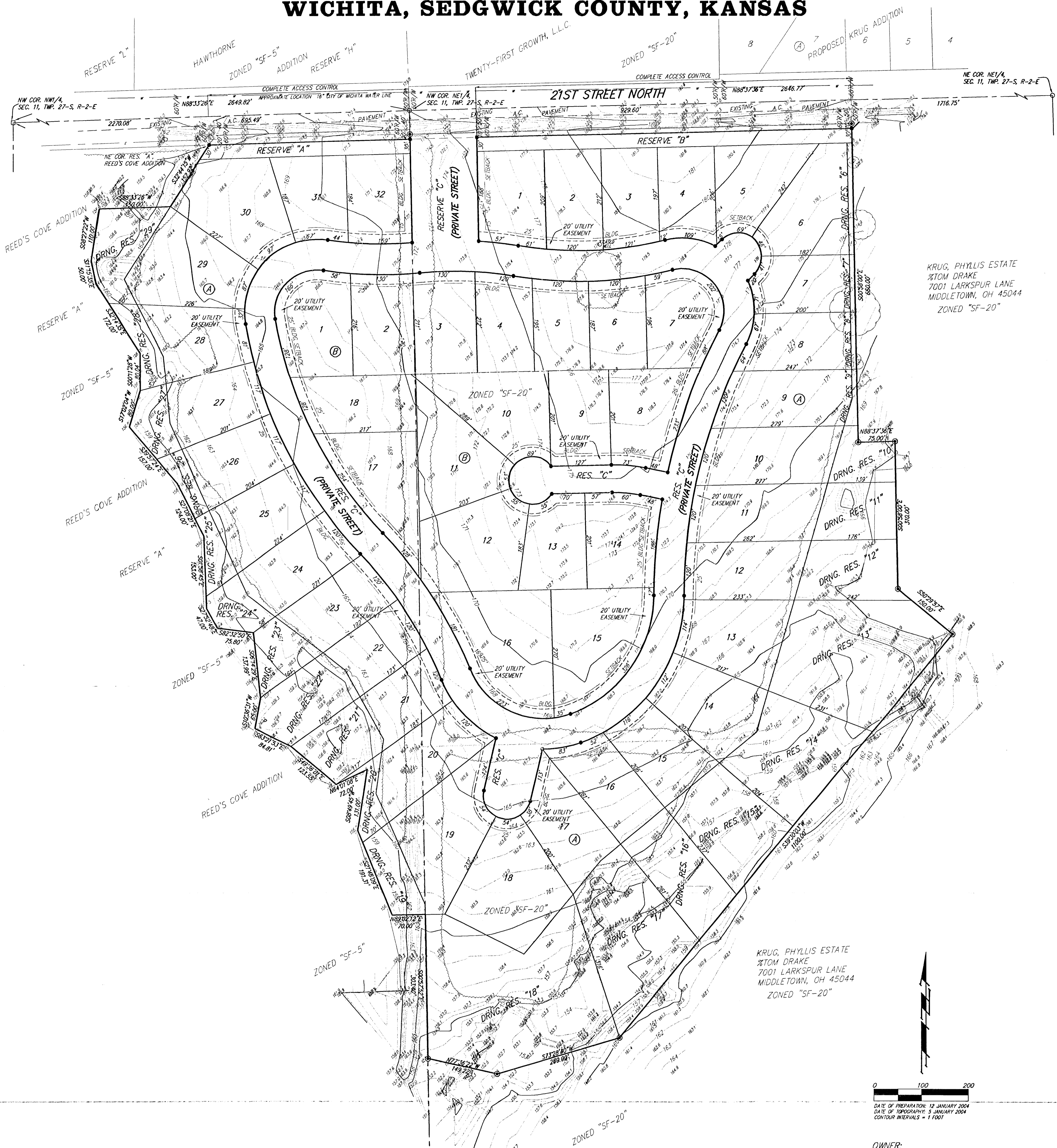
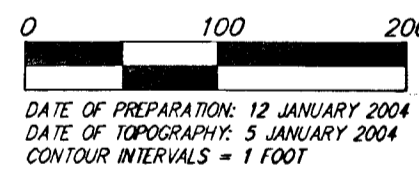


PRELIMINARY PLAT
REED'S COVE 3RD ADDITION
 WICHITA, SEDGWICK COUNTY, KANSAS



KRUG, PHYLLIS ESTATE
 8100 DRAKE
 7001 LARKSPUR LANE
 MIDDLETOWN, OH 45044
 ZONED "SF-20"

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 8100 DRAKE
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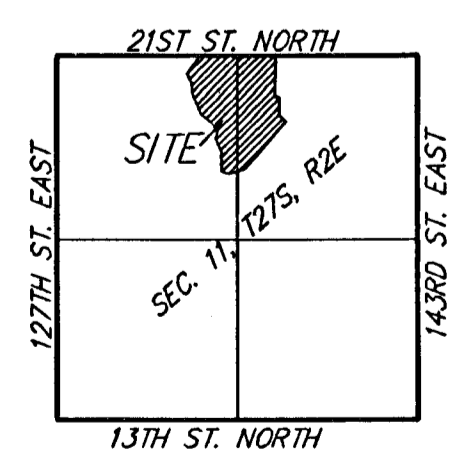


DATE OF PREPARATION: 12 JANUARY 2004
 DATE OF TOPOGRAPHIC: 5 JANUARY 2004
 CONTOUR INTERVALS = 1 FOOT

OWNER:
 RITCHIE DEVELOPMENT
 8100 E. 22ND
 WICHITA, KS 67226
 316-684-7300

LEGAL DESCRIPTION:
 A TRACT IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 2 EAST, OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER ON A KANSAS SOUTH ZONE GRID BEARING OF N88°37'36"E, 930.00 FEET; THENCE S00°58'00"E, 720.00 FEET; THENCE N88°37'36"E, 75.00 FEET; THENCE S00°58'00"E, 310.00 FEET; THENCE S50°29'57"E, 150.00 FEET; THENCE S39°30'03"W, 1100.00 FEET; THENCE S73°28'40"W, 270.00 FEET; THENCE N77°36'22"W, 149.22 FEET TO A POINT LYING ON THE WEST LINE OF SAID NORTHEAST QUARTER, A PORTION OF SAID WEST LINE BEING COMMON WITH THE EAST LINE OF REED'S COVE ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE ALONG SAID WEST LINE N00°57'48"W, 1995.00 FEET TO THE POINT OF BEGINNING, TOGETHER WITH A TRACT OF LAND IN THE NW1/4, SECTION 11, TWP. 27-S, R-2-E OF THE 6TH P.M.; TOGETHER WITH A TRACT OF LAND IN RESERVE "A", REED'S COVE ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

- PP □ = Power Pole
- SPN □ = Sign
- WELL ○ = Cased Well
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #5 REBAR W/ "TREC" CAP (FOUND)
- = 1" IRON (FOUND)
- = 3/4" PIPE (FOUND)
- = 3/4" PIPE IN TRENCH (FOUND)
- = STONE (FOUND)
- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATTED
- (C) = CALCULATED



RESERVES "A" AND "B" ARE RESERVED FOR LANDSCAPING, OPEN SPACE, BERMS, ENTRY MONUMENTS, AND DRAINAGE PURPOSES.

RESERVE "C" IS RESERVED FOR PRIVATE STREETS, DRAINAGE PURPOSES, AND UTILITIES.

DRAINAGE RESERVES "6" THROUGH "29" ARE RESERVED FOR SIDEWALKS, OPEN SPACE, LANDSCAPING, AND DRAINAGE PURPOSES.

BENCHMARK:
 "□" CUT TOP OF HEADWALL OF RCBC NORTH SIDE OF 21ST ST. N.
 ELEV. = 173.23 CITY DATUM