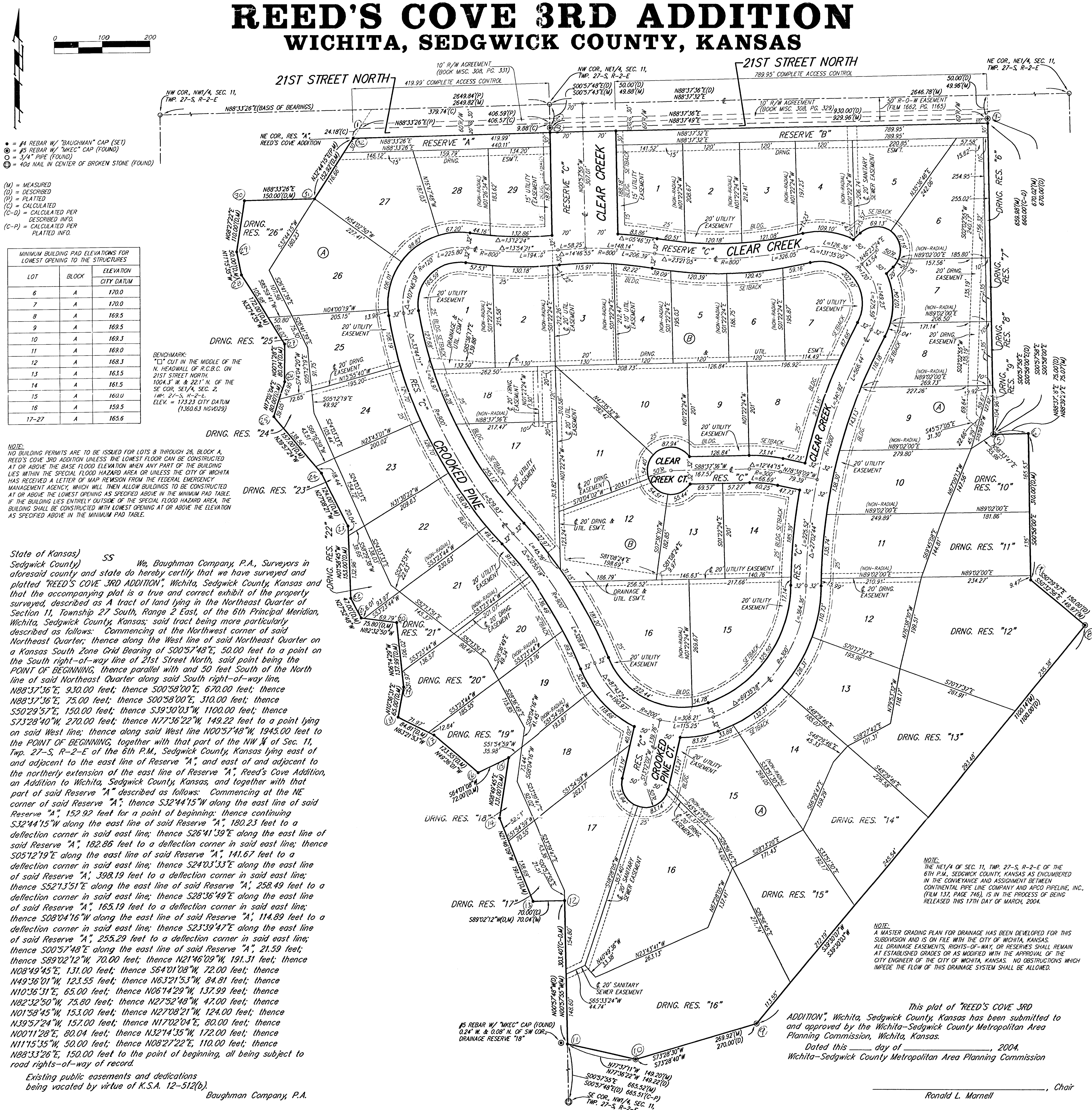


# REED'S COVE 3RD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (S&T)
  - = #4 REBAR W/ "WICK" CAP (FOUND)
  - = 3/4" PIPE (FOUND)
  - = 40# NAIL IN CENTER OF BROKEN STONE (FOUND)
- (M) = MEASURED  
 (D) = DESCRIBED  
 (P) = PLATTED  
 (C) = CALCULATED  
 (C-P) = CALCULATED PER DESCRIBED INFO.  
 (C-M) = CALCULATED PER PLATTED INFO.

LOT	BLOCK	ELEVATION CITY DATUM
6	A	170.0
7	A	170.0
8	A	169.5
9	A	169.5
10	A	169.3
11	A	169.0
12	A	168.3
13	A	163.5
14	A	161.5
15	A	160.0
16	A	159.5
17-27	A	165.6

**NOTE:** NO BUILDING PERMITS ARE TO BE ISSUED FOR LOTS 8 THROUGH 26, BLOCK A, REED'S COVE 3RD ADDITION UNLESS THE LOWEST FLOOR CAN BE CONSTRUCTED AT OR ABOVE THE BASE FLOOD ELEVATION WHEN ANY PART OF THE BUILDING LIES WITHIN THE SPECIAL FLOOD HAZARD AREA OR UNLESS THE CITY OF WICHITA HAS RECEIVED A LETTER OF MAP REVISION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WHICH WILL THEN ALLOW BUILDINGS TO BE CONSTRUCTED AT OR ABOVE THE LOWEST ELEVATION AS SPECIFIED ABOVE IN THE MINIMUM PAD TABLE. IF THE BUILDING LIES ENTIRELY OUTSIDE OF THE SPECIAL FLOOD HAZARD AREA, THE BUILDING SHALL BE CONSTRUCTED WITH LOWEST ELEVATION AT OR ABOVE THE ELEVATION AS SPECIFIED ABOVE IN THE MINIMUM PAD TABLE.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and platted "REED'S COVE 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land lying in the Northeast Quarter of Section 11, Township 27 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows: Commencing at the Northwest corner of said Northeast Quarter; thence along the West line of said Northeast Quarter on a Kansas South Zone Grid Bearing of S00°57'48"E, 50.00 feet to a point on the South right-of-way line of 21st Street North, said point being the POINT OF BEGINNING, thence parallel with and 50 feet South of the North line of said Northeast Quarter along said South right-of-way line N88°37'36"E, 83.00 feet; thence S00°58'00"E, 670.00 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 said West line; thence along said West line N00°57'48"W, 1945.00 feet to the POINT OF BEGINNING, together with that part of the NW 1/4 of Sec. 11, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas lying east of and adjacent to the east line of Reserve "A", and east of and adjacent to the northerly extension of the east line of Reserve "A", Reed's Cove Addition, an Addition to Wichita, Sedgwick County, Kansas, and together with that part of said Reserve "A" described as follows: Commencing at the NE corner of said Reserve "A"; thence S32°44'15"W along the east line of said Reserve "A", 152.92 feet for a point of beginning; thence continuing S32°44'15"W along the east line of said Reserve "A", 180.23 feet to a deflection corner in said east line; thence S26°41'39"E along the east line of said Reserve "A", 182.86 feet to a deflection corner in said east line; thence S05°12'19"E along the east line of said Reserve "A", 141.67 feet to a deflection corner in said east line; thence S24°03'33"E along the east line of said Reserve "A", 398.19 feet to a deflection corner in said east line; thence S52°13'51"E along the east line of said Reserve "A", 258.49 feet to a deflection corner in said east line; thence S23°39'49"E along the east line of said Reserve "A", 165.19 feet to a deflection corner in said east line; thence S08°04'16"W along the east line of said Reserve "A", 114.88 feet to a deflection corner in said east line; thence S23°39'47"E along the east line of said Reserve "A", 21.59 feet; thence S08°15'48"E along the east line of said Reserve "A", 21.59 feet; thence S89°02'12"W, 70.00 feet; thence N21°46'09"W, 191.31 feet; thence N08°40'45"E, 131.00 feet; thence S64°01'08"W, 72.00 feet; thence N49°36'01"W, 123.55 feet; thence N63°21'53"W, 84.81 feet; thence N10°36'31"E, 65.00 feet; thence N06°14'29"W, 137.99 feet; thence N82°32'50"W, 75.80 feet; thence N27°52'48"W, 47.00 feet; thence N01°58'45"W, 153.00 feet; thence N27°08'21"W, 124.00 feet; thence N39°57'24"W, 157.00 feet; thence N17°02'04"E, 80.00 feet; thence N00°11'28"E, 80.04 feet; thence N32°14'35"W, 172.00 feet; thence N11°15'35"W, 50.00 feet; thence N08°27'22"E, 110.00 feet; thence N88°33'26"E, 150.00 feet to the point of beginning, all being subject to road rights-of-way of record.

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

Baughman Company, P.A.  
 \_\_\_\_\_, Surveyor

Michael G. Conroy, \_\_\_\_\_, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "REED'S COVE 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The sanitary sewer easements are hereby granted as indicated for the construction and maintenance of public sanitary sewer systems. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for landscaping, open space, berms, entry monuments and features, drainage purposes, fences, screening walls, sidewalks, and utilities as confined to easement. Reserve "B" is hereby reserved for landscaping, open space, berms, entry monuments and features, drainage purposes, fences, screening walls, sidewalks, utilities as confined to easement, and sanitary sewer systems as confined to easement. Reserve "C" is hereby reserved for private streets, drainage purposes, entry monuments and features, sidewalks, fences, screening walls, landscaping, signage, open space, and utilities. Reserve "C" shall provide access to or from Lots 1 through 29, inclusive, Block A, and Lots 1 through 18, inclusive, Block B. The Reserves shall be owned and maintained by the homeowners association provided, however, that the undersigned, or the homeowners association, as the undersigned's successor in interest, may in their discretion, deed a parcel of a Reserve to an owner or owners of an adjacent lot, subject to the obligation to maintain such deeded parcel of a Reserve in compliance with the provisions hereof and in compliance with the maintenance covenants of any applicable restrictive covenants and/or regulations. Drainage Reserves "6" through "26", inclusive, are hereby reserved for sidewalks, open space, landscaping, and drainage purposes. Drainage Reserves "6" through "26", inclusive, shall be owned and maintained by their corresponding adjacent lots. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Ritchie Development Corporation,  
 a Kansas corporation  
 \_\_\_\_\_, President  
 Kevin M. Mullen  
 21/127, L.C., a Kansas limited liability company  
 \_\_\_\_\_, Manager  
 Kevin M. Mullen, President of  
 Paragon Development Company

The undersigned holders of mortgages on the above described property, do hereby consent to this plat of "REED'S COVE 3RD ADDITION", Wichita, Sedgwick County, Kansas.

INTRUST Bank, N.A.  
 \_\_\_\_\_, (Title)

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by \_\_\_\_\_ of INTRUST Bank, N.A., on behalf of the bank.  
 \_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by Kevin M. Mullen, President of Ritchie Development Corporation, a Kansas corporation, on behalf of the corporation.  
 \_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by Kevin M. Mullen, President of Paragon Development Company, as Manager of 21/127 L.C., a Kansas limited liability company, on behalf of the limited liability company.  
 \_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

This plat of "REED'S COVE 3RD ADDITION", 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 \_\_\_\_\_, 2004.  
 Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
 Ronald L. Marnell

\_\_\_\_\_, Secretary  
 John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_, Mayor  
 Carlos Mayans

\_\_\_\_\_, City Clerk  
 Karen Schafeld

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_, Notary Public

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_, County Clerk  
 Don Bruce

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2004 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is duly recorded.

\_\_\_\_\_, Register of Deeds  
 Bill Meek

\_\_\_\_\_, Deputy  
 Linda Klizze