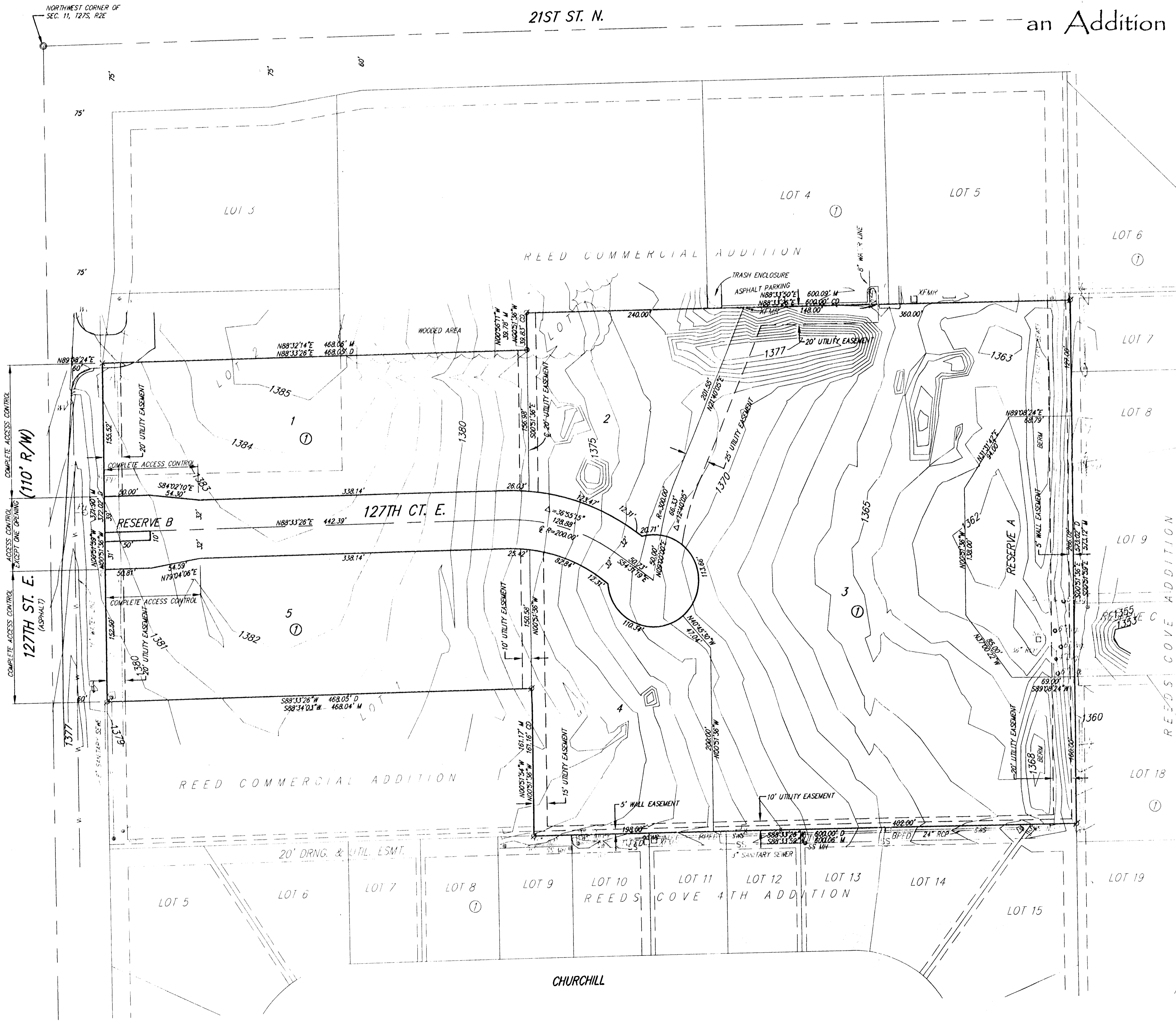


Preliminary Plat

REEDS COVE MEDICAL CAMPUS

a Replat of part of Reed Commercial Addition

an Addition to Wichita, Sedgwick County, Kansas



BENCH MARK: CHISELED SQUARE ON THE NORTHEAST CORNER OF INLET ON SOUTH SIDE OF WILLIAMSGATE OVER BRIDGE IN HAWTHORNE ADDITION.
ELEVATION = 1356.23 (NAVD88)

ON-SITE BENCH MARK: CHISELED SQUARE ON THE TOP OF CURB AT THE SOUTH CURB RETURN OF THE SOUTH QUICKTRIP DRIVE ENTRANCE ON THE EAST SIDE OF 127TH ST. E., 26' EAST OF THE CENTERLINE OF 127TH ST. E. AND 317' SOUTH OF THE CENTERLINE OF 21ST ST. N.
ELEVATION = 1381.07 (NAVD88)

ON-SITE BENCH MARK: CHISELED SQUARE ON THE TOP OF CURB AT THE WEST CURB RETURN AT THE NORTHWEST CORNER OF 127TH ST. E. AND SHADYBROOK, 51' WEST OF THE CENTERLINE OF 127TH ST. E. AND 824' SOUTH OF THE CENTERLINE OF 21ST ST. N.
ELEVATION = 1377.53 (NAVD88)

BLOCK	LOT NO.	ELEVATION (NAVD88)
1	3	1388.0

- LEGEND**
- SS SANITARY SEWER (CITY OF WICHITA)
 - SWS STORM WATER SEWER (CITY OF WICHITA)
 - OHE OVERHEAD ELECTRIC (WESTAR)
 - T UNDERGROUND TELEPHONE (AT&T)
 - G GAS LINE (KANSAS GAS SERVICE)
 - W WATER MAIN (CITY OF WICHITA)
 - FIRE HYDRANT
 - JELFEPHONE PEDESTAL
 - CABLE TV PEDESTAL
 - TRANSFORMER
 - POWER POLE (WESTAR)
 - SANITARY SEWER MANHOLE (CITY OF WICHITA)
 - STORM WATER SEWER MANHOLE (CITY OF WICHITA)
 - () DECIDUOUS TREE (CALIPER INDICATED)
 - () CONIFER TREE (CALIPER INDICATED)

LEGAL DESCRIPTION:
A tract of land lying in portions of Lots 1 and 2, Block 1, Reed Commercial Addition, an Addition to Wichita, Sedgwick County, Kansas, being located in the Northwest Quarter of Section 11, Township 27 South, Range 2 East of the 6th Principal Meridian, and being more particularly described as follows:
BEGINNING at a westerly corner of said Lot 2 being 125.00 feet north of the southwest corner of said Lot 2; thence on a platted bearing of N88°33'26"E, parallel with the south line of said Lot 1, a distance of 468.05 feet; thence S00°51'36"E, parallel with the west line of said Lot 1, a distance of 533.18 feet to the south line of said Lot 1; thence S88°33'26"W, along the south line of said Lot 1, a distance of 468.05 feet to the southwest most corner of said Lot 1; thence N00°51'36"W along the west lines of said Lots 1 and 2, a distance of 533.18 feet to the POINT OF BEGINNING, EXCEPT, the south 161.16 feet thereof, TOGETHER WITH
A tract of land lying in a portion of Reed Commercial Addition, an Addition to Wichita, Sedgwick County, Kansas, being located in the Northwest Quarter of Section 11, Township 27 South, Range 2 East of the 6th Principal Meridian, and being more particularly described as follows:

BEGINNING at the northeast corner of Lot 5, Block 1, Reed Commercial Addition; thence on a platted bearing of S00°51'36"E, along the east line of said Lots 1 and 5, a distance of 823.03 feet to the southeast corner of said Lot 1; thence S88°33'26"W, along the south line of said Lot 1, a distance of 600.00 feet; thence parallel with the east line of said Lot 1, N00°51'36"W, a distance of 573.02 feet; thence parallel with the south line of said Lot 1, N88°33'26"E, a distance of 400.00 feet to the southwest corner of said Lot 5, Block 1; thence along the west line of said Lot 5, N01°26'34"W, a distance of 250.00 feet to the northwest corner of said Lot 5; thence N88°33'26"E, along the north line of said Lot 5, a distance of 202.54 feet to the POINT OF BEGINNING, EXCEPT, Lot 5, Block 1, said addition.

OWNER:
Physicians Development Group, LLC
Attn: Butch Nuss
7200 W 13th, Suite #5
Wichita, KS 67212

Ph. (316) 773-1313, Ext. 203

SURVEYOR & ENGINEER:
Ruggles & Bohm P.A.

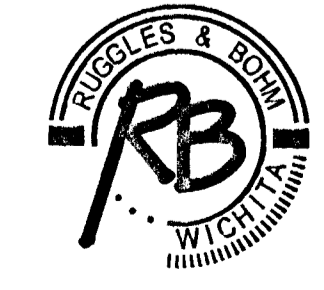
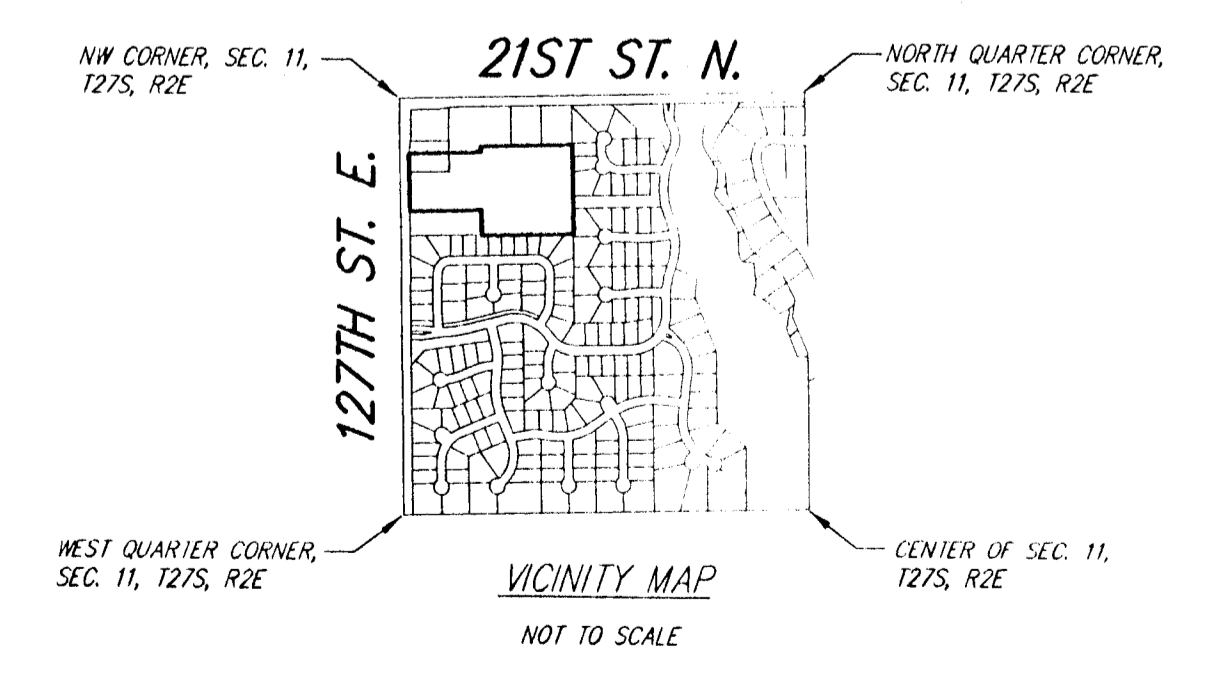
EXISTING ZONING:
Property to the east is zoned SF-5. Property to the south is zoned MF-18. Subject property and the rest of the surrounding property is zoned LC/CUP DP-222. Existing use is vacant ground.

PROPOSED ZONING:
Same

FLOOD ZONE:
According to the FEMA/FIRM Map No.s 20173C0385E and 20173C0377E, effective February 2, 2007; the property shown hereon is located in Zone X

GROSS AREA:
517,908 Sq. Ft. ±
11.89 Acres ±

DATE OF TOPOGRAPHY:
MARCH 30, 2011



Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning
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Wichita, Kansas 67203 (316) 264-4621 fax
www.rbkansas.com E-mail: info@rbkansas.com

REV. APRIL 12, 2011
DWG FILE: SURVEY BASE
PROJECT NO. 3788P
APRIL 8, 2011