

FINAL TRACING REC'D 10-22-19

Townhomes at Reeds Cove 2nd Addition Wichita, Sedgwick County, Kansas

State of Kansas }
 County of Sedgwick } SS

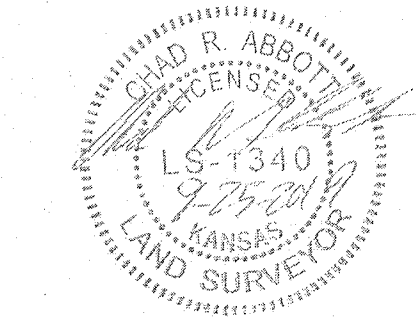
I, Chad R. Abbott, P.S., land surveyor in aforesaid County and State, do hereby certify that I have surveyed and platted "TOWNHOMES AT REEDS COVE 2nd ADDITION", and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of all of Lot 1, Block 1, Reeds Cove Medical Campus, 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.

State of Kansas }
 City of Wichita } SS

This plat of "TOWNHOMES AT REEDS COVE 2nd 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 _____, 2019.
 Wichita-Sedgwick County Metropolitan Area Planning Commission.

Charles A. Warren, Chair
 Dale Miller, Secretary

All easements and rights-of-way within said tract are hereby vacated by virtue of K.S.A. 12-512b, as amended.



Chad R. Abbott P.S. #1340

State of Kansas }
 City of Wichita } SS

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2019.

At the Direction of the City Council
 Jeff Longwell, Mayor
 Karen Sublett, City Clerk

State of Kansas }
 County of Sedgwick } SS

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots and a Block to be known as "TOWNHOMES AT REEDS COVE 2nd ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and the construction and maintenance of all public utilities. Access Controls as indicated are hereby granted to the appropriate governing body. A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants.

Entered on transfer record this ____ day of _____, 2019.

Kelly B. Arnold, County Clerk

State of Kansas }
 County of Sedgwick } SS

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this ____ day of _____, 2019, at ____ o'clock ____M, and is duly recorded.

Tonya Buckingham, Register of Deeds
 Kenly Zehring, Deputy

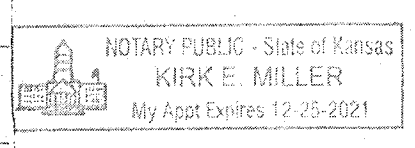
By: David Dattwiler 10-2-19
 David Dattwiler, Member
 Axiom Consulting, LLC Date

State of Kansas }
 County of Sedgwick } SS

This instrument was acknowledged before me on this ____ day of _____, 2019, by David Dattwiler, Member, on behalf of Axiom Consulting, LLC.

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2019.

Notary Public
 My Commission Expires: 12/25/19

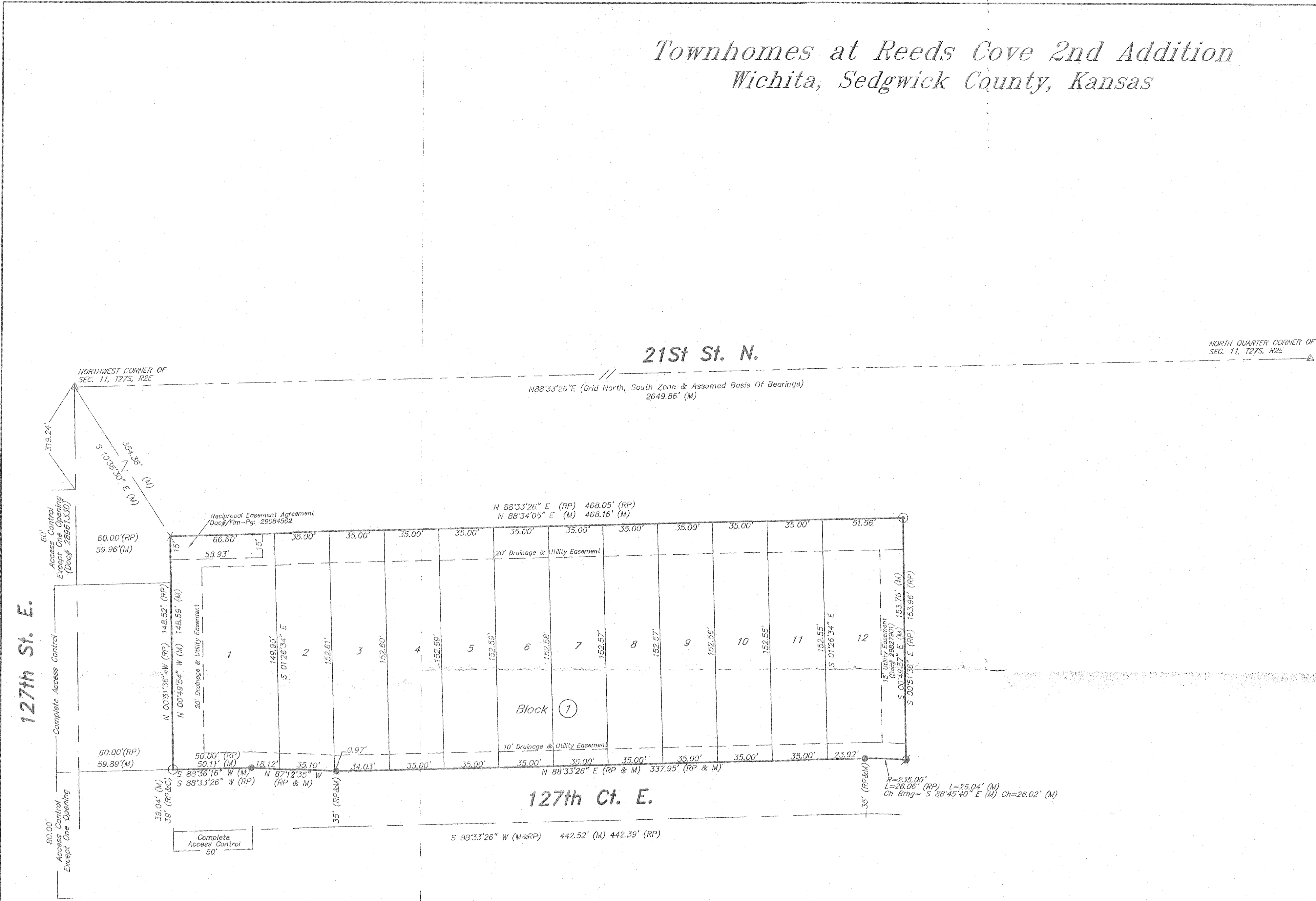
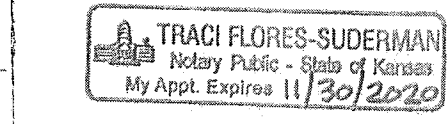


MORTGAGEE:
 BY: John S. Lines 10/2/19
 JOHN S. LINES, VICE PRESIDENT Date
 State of Kansas }
 County of Sedgwick } SS

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

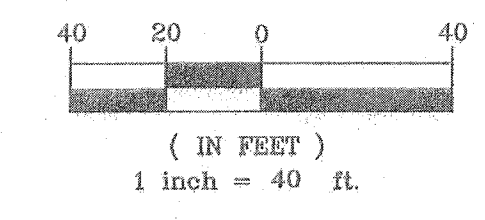
This instrument was acknowledged before me on this ____ day of _____, 2019, by John S. Lines, Member, on behalf of Legacy Bank.

Notary Public
 My Commission Expires: Nov. 30, 2020



Subject property was surveyed on 6-13-2019

- Legend**
- (M) Measured
 - (RP) Record Plat
 - ▲ Found Monument 1/2" Pipe in Thimble
 - Set 1/2" Rebar w/ LS #1340 Cap
 - Found 5/8" Rebar (Origin Unknown)
 - ⊙ Found 5/8" Rebar (MKEC)
 - X Found Chiseled "4"
 - ⊕ Found 1/2" Rebar (Merestone)



"TOWNHOMES AT REEDS COVE 2nd ADDITION" is subject to the general provisions of the Reed Commercial Addition Community Unit Plan (DP-222)