

# One Step Final Plat TOWNHOMES AT REEDS COVE ADDITION

## A Replat of Part of Reeds Cove Medical Campus an Addition to Wichita, Sedgwick County, Kansas

State of Kansas )  
County of Sedgwick ) SS

State of Kansas )  
City of Wichita ) SS

I, Chad R. Abbott, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on this 3rd day of May, 2018 and the accompanying plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

This plat of the Townhomes at Reeds Cove 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.

Cindy Miles, Chair

Date Miller, Secretary

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Kelly B. Arnold, County Clerk

State of Kansas )  
County of Sedgwick ) SS

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

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

Judy J. Paget, Deputy

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

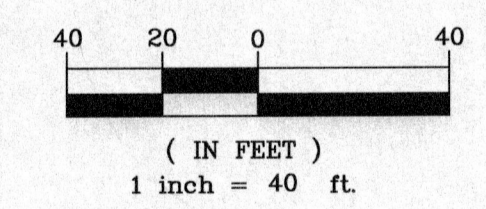
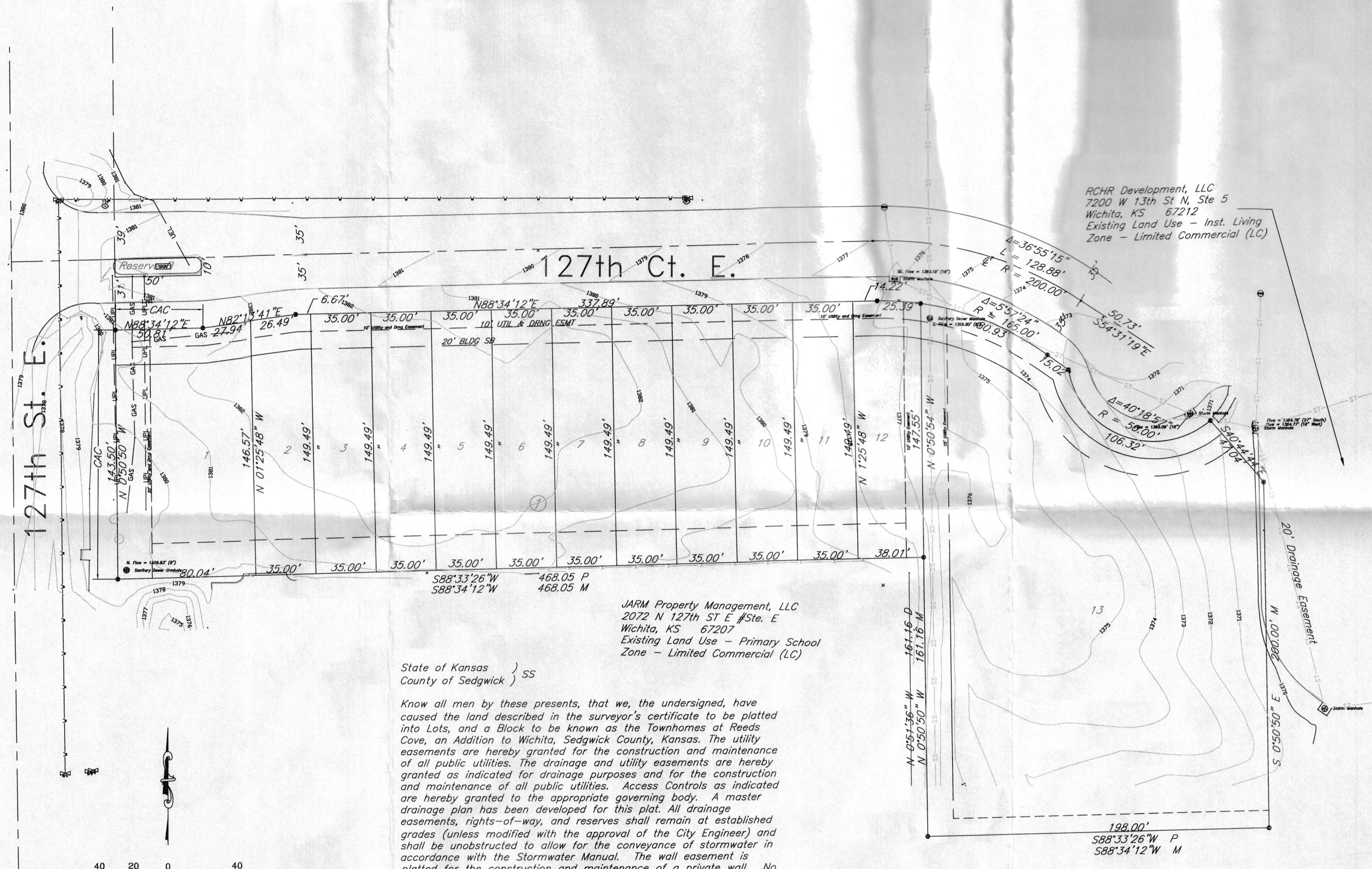
Tricia L. Robello, P.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

18032 Townhomes at Reeds Cove Addition



**KEMILLER**  
ENGINEERING PA

117 E. Lewis, Wichita, KS 67202 (316)264-0242



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 the Townhomes at Reeds Cove, an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted 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. 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 wall easement is platted for the construction and maintenance of a private wall. No signs, light poles, private drainage systems, masonry fences, masonry trash enclosures or other structures shall be located within public utility easements unless a Use of Easement Permit is obtained from the City of Wichita Public Works and Utilities Department.

By: David Dettwiler, Member Date \_\_\_\_\_  
Axiom Consulting, LLC

State of Kansas )  
County of Sedgwick ) SS

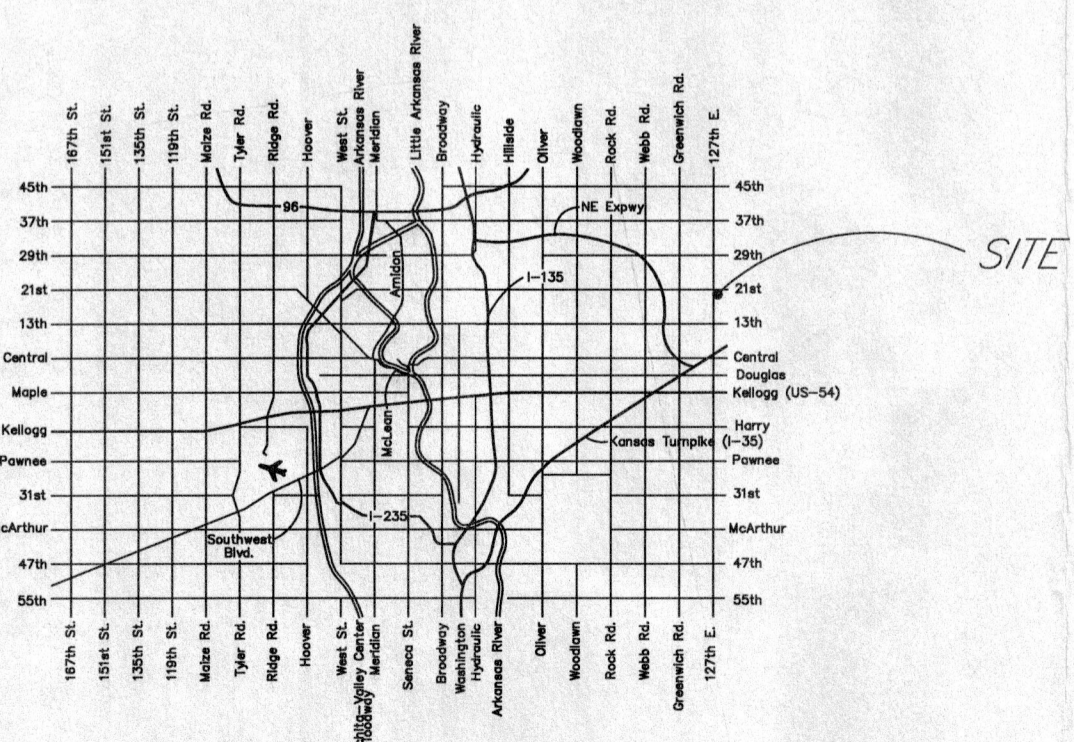
This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by David Dettwiler, Member, on behalf of Axiom Consulting, LLC.

Notary Public \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Date of Topographic Survey: May 3, 2018

**Benchmark**  
S Rim of SS Manhole, 5.13' N and 5.07' E of SW corner of Reed's Cove Townhomes Addition.  
Elevation=1379.63 NAVD 88

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



- Legend**
- (M) Measured or Calculated from Measurement
  - (P) Platted
  - ▲ Found Monument (AS NOTED)
  - X Found Chiseled "+"
  - Calculated Point
  - 5/8" Rebar (set) KEMPA CLS #157

MAY 25, 2019