

One Step Final Plat REEDS COVE TOWNHOMES ADDITION A Replat of Part of Reeds Cove Medical Campus an Addition to Wichita, Sedgwick County, Kansas

State of Kansas }
County of Sedgwick } 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.

LEGAL DESCRIPTION

A tract of land lying in a portion of Reeds Cove Medical Campus 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 southwest corner of Lot 5, Block 1, Reeds Cove Medical Campus Addition; thence $N00^{\circ}50'50''W$, along the west line of said Lot 5, a distance of 143.50 feet to the northwest corner of said Lot 5; thence $N88^{\circ}34'12''E$, along the north line of said Lot 5, a distance of 50.51 feet; thence $N82^{\circ}13'41''E$, on the north line of said Lot 5, a distance of 54.43 feet; thence $N88^{\circ}34'12''E$, continuing along the north line of said Lot 5, a distance of 337.89 feet; thence southeasterly, along the northerly line of said Lot 5 and Lot 4, on a curve to the right having a radius of 165.00 feet through a central angle of $05^{\circ}57'24''$, an arc distance of 106.32 feet; thence $S54^{\circ}31'19''E$, a distance of 15.02 feet; thence along the northerly line of said Lot 4, on a curve to the left having a radius of 50.00 feet through a central angle of $40^{\circ}18'57''$, an arc distance of 106.32 feet to the northeast line of said Lot 4; thence $S40^{\circ}44'44''E$ on the northeast property line, a distance of 47.04 feet, to the east property line of said Lot 4; thence $S0^{\circ}50'50''E$, on the east property line, a distance of 200.00 feet, to the south property line of said Lot 4; thence $S88^{\circ}34'12''W$, along the south property line of said Lot 4, a distance of 198.00 feet, to the west property line of said Lot 4; thence $N0^{\circ}50'50''W$ along the west property line of said Lot 4, a distance of 161.16 feet, to the south property line of said Lot 5; thence $S88^{\circ}34'12''W$, on the south property line of said Lot 5, a distance of 468.05 feet, to the Point of Beginning.

All easements and rights-of-way within said tract are hereby vacated by virtue of KSA 12-512b amended.

Chad R. Abbott #1340

State of Kansas }
City of Wichita } SS

This plat of the Reed's Cove Medical Campus 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 ___, 2018.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

David W. Foster, Chair

Dale 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 ___, 2018.

At the Direction of the City Council

Jeff Longwell, Mayor

Karen Sublett, City Clerk

Entered on transfer record this ___ day of ___, 2018.

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 ___, 2018, 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 ___, 2018.

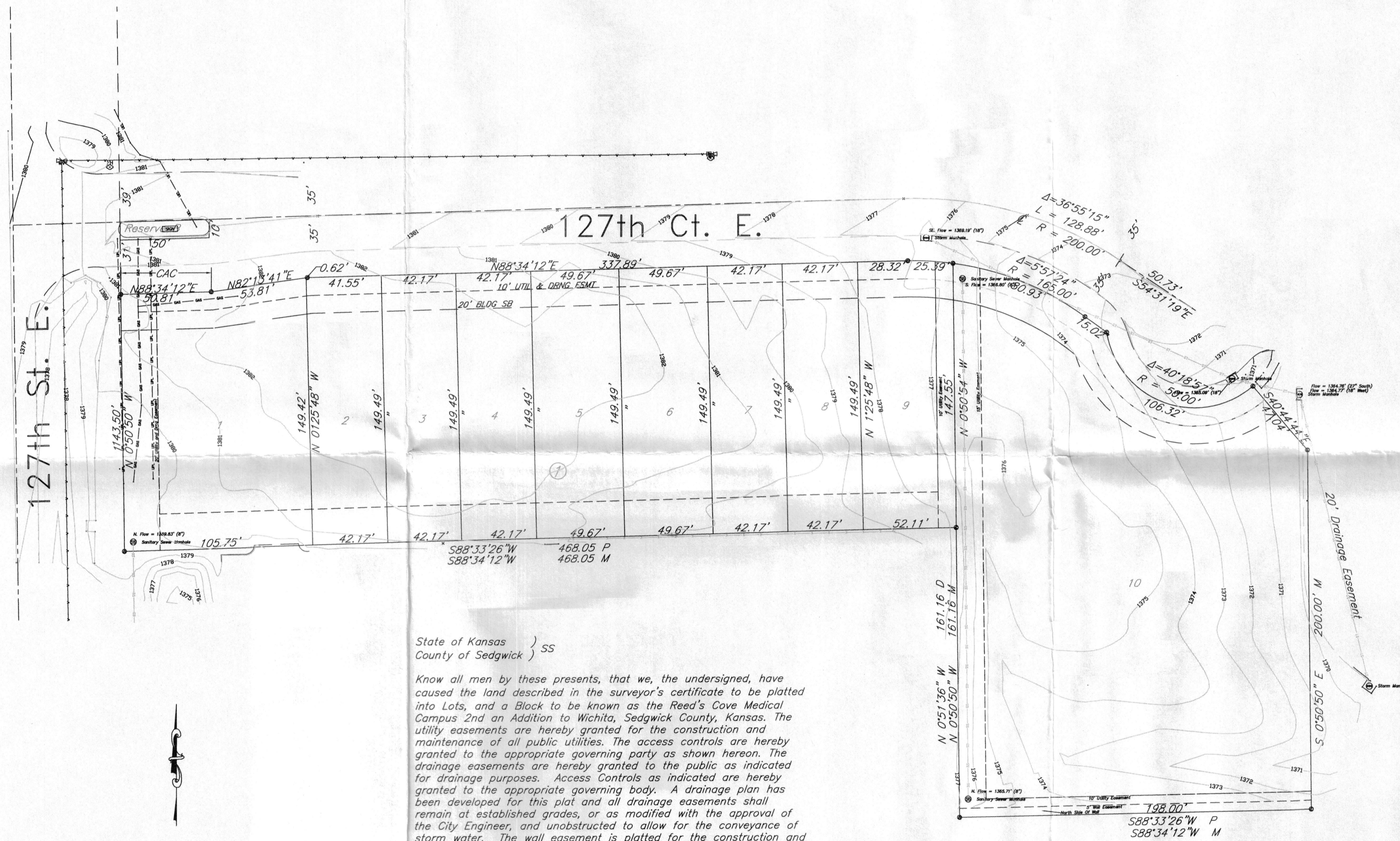
Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

18032 Reed's Cove Townhomes 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 Reed's Cove Medical Campus 2nd Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted for the construction and maintenance of all public utilities. The access controls are hereby granted to the appropriate governing party as shown hereon. The drainage easements are hereby granted to the public as indicated for drainage purposes. Access Controls as indicated are hereby granted to the appropriate governing body. A drainage plan has been developed for this plat and all drainage easements shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water. The wall easement is platted for the construction and maintenance of a private wall.

By: David Dettwiler, Member
Axiom Consulting, LLC Date

Date of Topographic Survey: May 3, 2018

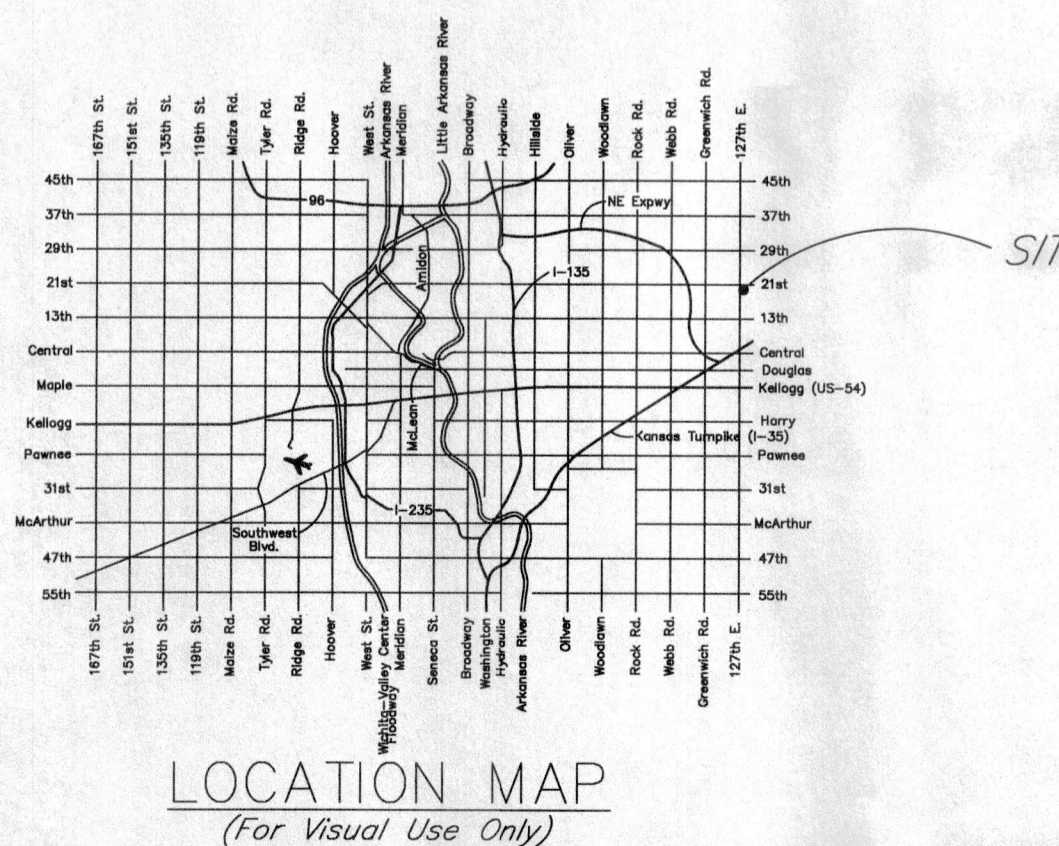
State of Kansas }
County of Sedgwick } SS

This instrument was acknowledged before me on this ___ day of ___, 2018, by David Dettwiler, Member, on behalf of Axiom Consulting, LLC.

Notary Public
My Commission Expires: _____

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

"REEDS COVE TOWNHOMES ADDITION" is subject to the conditions of Community Unit Plan (CP-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