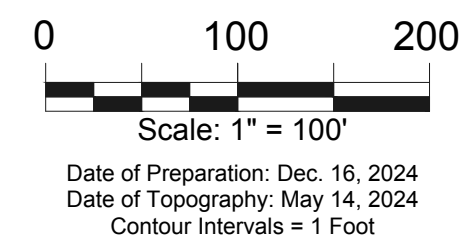


PRELIMINARY PLAT
REBER 3RD ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



OWNER/DEVELOPER:
 REBER LAND, LLC
 ATTN: JAY RUSSELL
 PO BOX 75337
 WICHITA, KS 67275

LEGAL DESCRIPTION:
 That part of the Northeast Quarter of Section 23, Township 27 South, Range 2 East, Sixth Principal Meridian, Wichita, Sedgewick County, Kansas, together with Lots 1, 2, 3, 4, 5, 6, and 7, Block B, together with Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, Block C, together with Lots 1, 2, 3, 4, 5, 6, and 7, Block D, together with Saint Andrews Street, Oakwood Street, and Spring Hollow Street, together with Reserves "A", "B", "C", and "D", all in Reber 2nd Addition as platted in Sedgewick County, Kansas, more particularly described as follows: Beginning at the Northwest corner of Lot 3, Block D, of said Reber 2nd Addition; THENCE N89°25'28"E, coincident with the north boundary line of said Reber 2nd Addition, a distance of 998.88 feet, to the northernmost northeast corner of Lot 3, in said Block B; THENCE S60°00'54"E, coincident with the northeast boundary line of Lot 3, in said Block B, a distance of 151.66 feet, to a deflection point in the north line of Lot 3, in said Block B; THENCE S29°29'05"E, coincident with the easterly boundary line of Lots 3 and 4, in said Block B, a distance of 176.35 feet, to a point of deflection in said Lot 4; THENCE S00°15'24"E, coincident with the east boundary lines of Lots 4, 5, 6, 7, and 8, in said Block B, a distance of 706.89 feet, to the southwest corner of Lot 8, in said Block B; THENCE S58°38'14"E, coincident with the southerly boundary line of said Lot 8, a distance of 144.52 feet, to the southeast corner of Lot 8, and the westerly right-of-way boundary line of Birkdale Drive; THENCE S35°20'09"E, a distance of 58.00 feet, to the easterly right-of-way of said Birkdale Drive and a point of non-tangent curve to the left; THENCE along said curve to the left having a radius of 128.00 feet, a delta of 62°30'; an arc length of 14.40 feet, a chord bearing of N51°27'56"E, a chord distance of 14.40 feet, to the southwest corner of Lot 34, Block A, in said Reber 2nd Addition; THENCE S41°43'59"E, coincident with the southeasterly boundary line of said Lot 34, a distance of 150.71 feet, to a point of deflection; THENCE N57°18'23"E, coincident with the southeasterly boundary line of said Lot 34 and Reserve "A", a distance of 119.32 feet, to the southeast corner of said Reserve "A"; THENCE S20°50'03"E, a distance of 104.02 feet, to the northerly right-of-way boundary line of I-135, Kansas Turnpike Authority, as condemned in Condemnation Case 91C-768, and a non-tangent curve to the right; THENCE continuing along said curve to the right, having a radius of 22,768.31 feet, a delta of 126°11'; an arc length of 570.81 feet, a chord bearing of S53°56'46"W, and a chord distance of 570.79 feet; THENCE S54°39'51"W, coincident with said northerly right-of-way boundary line of I-135, a distance of 870.16 feet; THENCE S70°11'19"W, coincident with the north boundary line of a Kansas Turnpike Authority tract as condemned in Condemnation Case A-54126, a distance of 183.32 feet; THENCE S81°54'49"W, continuing along said north boundary line, a distance of 257.39 feet, to the west boundary line of said Northeast Quarter; THENCE N02°52'24"W, coincident with the west boundary line of said Northwest Quarter, a distance of 2133.92 feet, to the point of beginning.



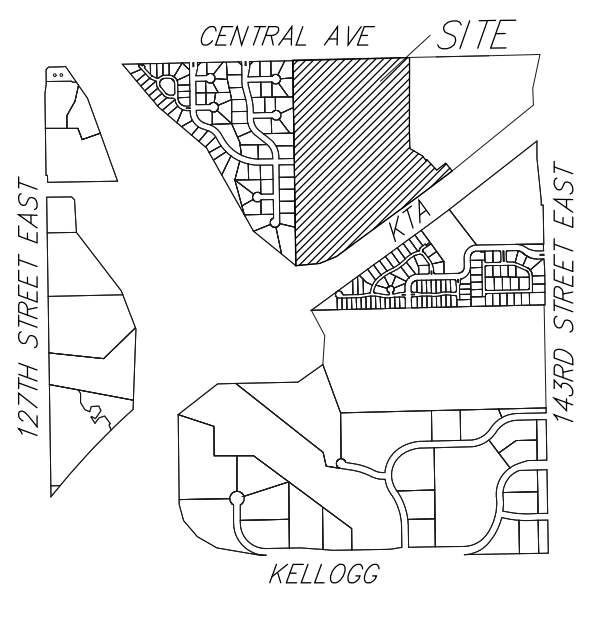
Date of Preparation: Dec. 16, 2024
 Date of Topography: May 14, 2024
 Contour Intervals = 1 Foot

- #4 REBAR (FOUND)
 - #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - #5 REBAR (FOUND)
 - #4 REBAR IN THIMBLE W/ "MERESTONE" CAP (FOUND)
 - 3/4" PINCHED IRON (FOUND)
 - RAIL ROAD SPIKE W/ ALUMINUM WASHER LS1126 (FOUND)
- (M) = MEASURED
 (D) = DESCRIBED
 (BOB) = BASIS OF BEARINGS: KANSAS REGIONAL COORDINATE SYSTEM ZONE 17, NAD83

BUILDING SETBACK NOTE:
 ALL LOTS WITHIN REBER 3RD ADDITION SHALL HAVE A 5 FOOT SIDE YARD BUILDING SETBACK.

LOT	BLOCK	ELEVATION
79-83,85-90	A	1349.5
96-97	A	1324.0

BENCHMARKS:
 BM#1 CROSS NE CORNER OF CURB INLET WEST SIDE OF 143RD ST. E. 85± SOUTH OF CENTRAL AVE. ELEVATION = 1320.83 NAVD88
 BM#2 SQUARE CUT NORTH SIDE OF CURB INLET NORTH SIDE OF CENTRAL, 59± WEST OF TURNBERG CIR. ELEVATION = 1323.12 NAVD88



VICINITY MAP
 SEC. 23, T27S, R2E

REBER 3RD ADDITION

Dec. 11, 2024

BAUGHMAN COMPANY
 315 Ellis St. Wichita, KS 67211 316-262-7271
 BaughmanCo.com

RESERVE USES:
 Reserves "A", "B", and "C" are hereby reserved open space, landscaping, entry monuments, drainage purposes and utilities as confined to easements. Reserves "E" and "D" are hereby reserved for open space, landscaping, lakes, drainage purposes, and utilities as confined to easements. Reserve "F" is hereby reserved for open space, landscaping, fire apparatus access road, sidewalk, drainage purposes, and utilities as confined to easements. Reserve "G" is hereby reserved for open space, landscaping, private streets, sidewalks, gates, drainage purposes, and a public utility and drainage easement.

DRAINAGE PLAN NOTE:
 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.

- CB = Catch Basin
- CO = Cleanout
- CP = Cable TV Pedestal
- EB = Electric Box
- EH = Fire Hydrant
- GM = Gas Meter
- GP = Guy Pole
- GU = Guard Post(Bollard)
- GVA = Guy Valve
- ICV = Irrigation Control Valve - Valve Box
- LP = Light Pole
- MB = Mail Box
- TRM = Transformer
- YH = Yard Hydrant(Spigot)
- PP = Power Pole
- SP = Signal Pole
- SP = Sign
- SP = Stand Pipe
- SSMH = Sanitary Sewer Manhole
- ATTM = ATT Manhole
- ATP = ATT Pedestal
- SSMH = Stormwater Sewer Manhole
- TR = Tree
- TB = Traffic Box
- TMH = Traffic Manhole
- TP = Telephone Pole
- Well = Cased Well
- WM = Water Meter
- WV = Water Valve

