

REBER 3RD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

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CITY HALL - ENGINEERING
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FOR YOUR FILES

This plat of "REBER 3RD 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 _____, 2025.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Bryan K. Frye
_____, Secretary
Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2025.

_____, Mayor
Lily Wu
_____, City Clerk
Paul Leeker

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2025.

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

Entered on transfer record this _____ day of _____, 2025.
_____, County Clerk
Kelly B. Arnold

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2025 at _____ o'clock _____ M, and is duly recorded.

_____, Register of Deeds
Tonya Buckingham
_____, Deputy
Kenly Zehring

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "REBER 3RD ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank
REX REYNOLDS EYP
(Title)

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2025, by **REX REYNOLDS**, EYP, of Legacy Bank, on behalf of the bank.

LUNETTE A. SAUBER
Notary Public - State of Kansas
My Appt. Expires 9/28/24
LUNETTE A. SAUBER
My Appt. Exp. 09/28/2026

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "REBER 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as That part of the Northeast Quarter of Section 23, Township 27 South, Range 2 East, Sixth Principal Meridian, Wichita, Sedgwick 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 Springhollow Street, together with Reserves "A", "B", "C", and "K", all in Reber 2nd Addition as platted in Sedgwick 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 206.89 feet, to the southwest corner of Lot 8, in said Block B; THENCE S49°22'08"E, coincident with the southerly boundary line of said Lot 8, a distance of 144.52 feet, to the southeast corner of said 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 129.00 feet, a delta of 62°3'50"; 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 southwest boundary line of said Lot 34, a distance of 150.71 feet, to a point of deflection; THENCE N53°18'23"E, coincident with the southeasterly boundary line of said Lot 34 and Reserve "H", a distance of 119.32 feet, to the southeast corner of said Reserve "H"; 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 A-54126, a distance of 183.32 feet; THENCE continuing along said curve to the right, having a radius of 22,768.31 feet, a delta of 1°26'11", 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 N00°15'24"W, coincident with the west boundary line of said Northeast Quarter, a distance of 2133.92 feet, to the point of beginning.

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Reserves and Streets, to be known as "REBER 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated 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 for the construction and maintenance of all public utilities. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. The drainage easements are hereby granted to the public as indicated for drainage purposes. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department. The street, drainage, and utility easements are hereby granted to the public as indicated for street purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserves "A", "B", and "C" are hereby reserved open space, landscaping, entry monuments, drainage purposes and utilities as confined to easements. Reserves "D" and "E" 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, private drive, 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. Reserves "A", "B", "C", "D", "E", "F", and "G" shall be owned and maintained by the homeowners association for the addition. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs, or assigns. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

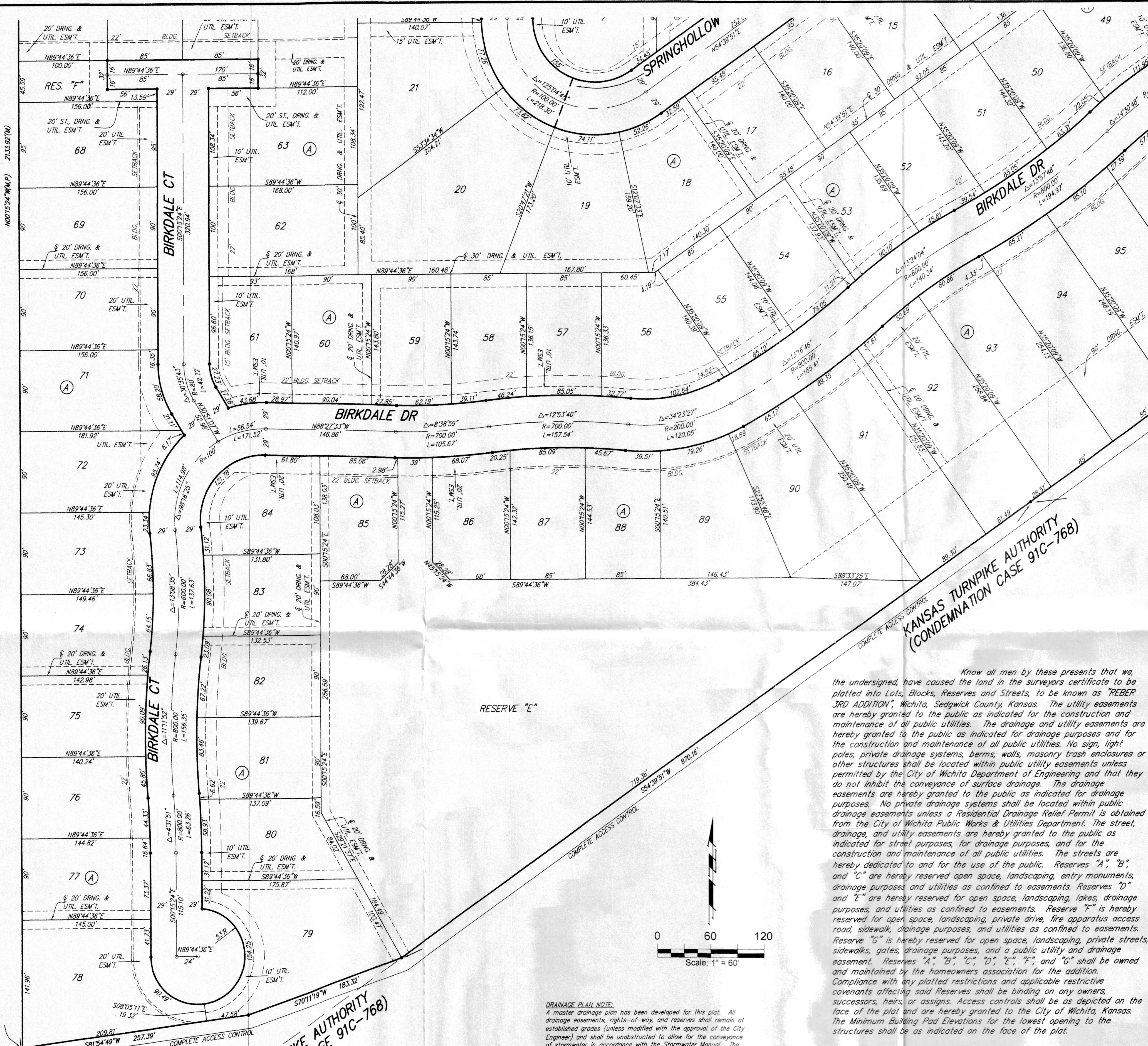
Reber Land, LLC,
a Kansas limited liability company
Jay W. Russell, President of
Russell Development and Management Inc

Baughman Company, P.A.
Jonathan C. Hubbell, P.S. #1680, Surveyor

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2025, by Jay W. Russell, as President of Russell Development and Management Inc, as Manager of the Reber Land, LLC, a Kansas limited liability company, on behalf of the limited liability company.

LUNETTE A. SAUBER
Notary Public
My Appt. Exp. 09/28/2026

LUNETTE A. SAUBER
Notary Public - State of Kansas
My Appt. Expires 09/28/24



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION NAVD88
79-83, 85-90	A	1349.5
96-97	A	1324.0

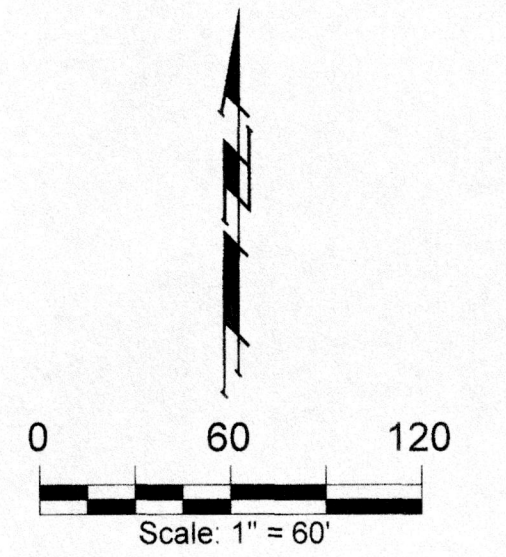
BENCHMARKS:
BM#1 CROSS NE CORNER OF CURB INLET WEST SIDE OF 143RD ST E. 85± SOUTH OF CENTRAL AVE. ELEVATION = 1320.83 NAVD88
BM#2 SQUARE CUT NORTH SIDE OF CURB INLET NORTH SIDE OF CENTRAL. 59± WEST OF TURNBERRY CIR. ELEVATION = 1323.12 NAVD88

NOTE: EXISTING 10 FOOT EASEMENT AFFECTING THIS PLAT AS GRANTED IN THE KANSAS GAS AND ELECTRIC COMPANY AFFIDAVIT, (MISC. BOOK 658, PAGE 102), TO SUPPLY SERVICE TO 13777 E. CENTRAL. RELEASE OF EASEMENT WILL BE COMPLETED ONCE THE BUILDING AND KANSAS GAS AND ELECTRIC EQUIPMENT ARE REMOVED.

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

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REBER 3RD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



- #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 L1126 (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.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
		NAVD83
79-83,85-90	A	1349.5
96-97	A	1324.0

BENCHMARKS:

BM#1: GROSS NE CORNER OF CURB INLET WEST SIDE OF 143RD ST E. 85'± SOUTH OF CENTRAL AVE. ELEVATION = 1320.83 NAVD83

BM#2: SQUARE CUT NORTH SIDE OF CURB INLET NORTH SIDE OF CENTRAL. 59'± WEST OF TURNBERRY CIR. ELEVATION = 1323.12 NAVD83

DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plot. 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 drainage 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.

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REBER 3RD ADDITION

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



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