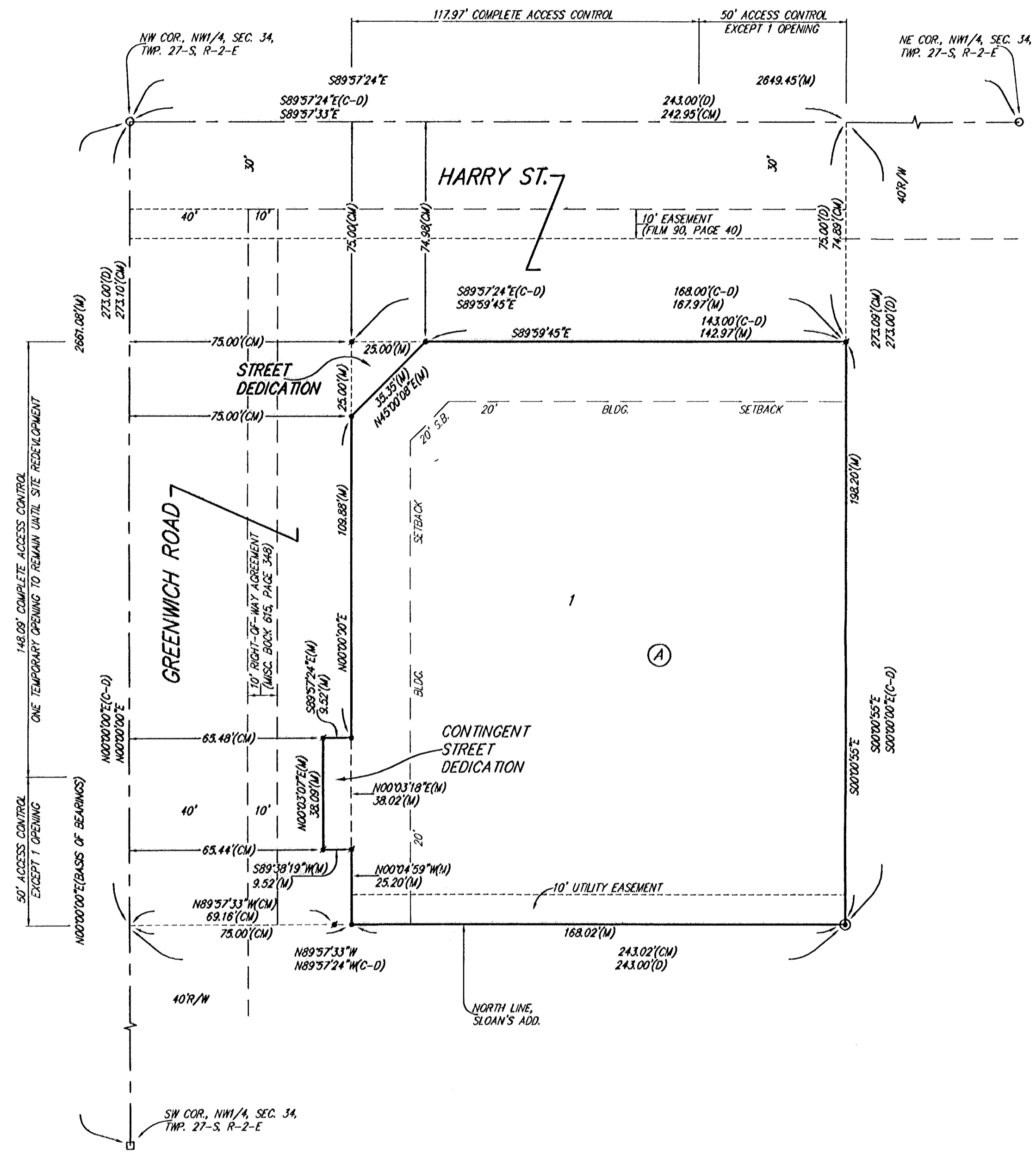
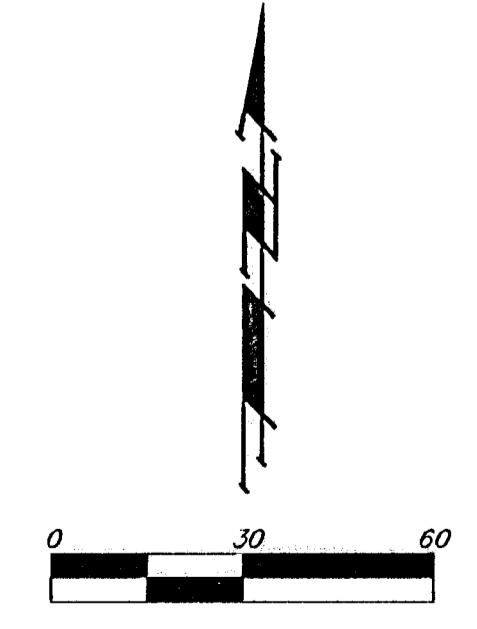


RALPH REED ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- ⊙ = #4 REBAR (FOUND)
- = 1/2" IRON (FOUND)
- = #5 REBAR W/ "PEC" CAP (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(CM) = CALCULATED PER MEASURED INFO.
(C-D) = CALCULATED PER DESCRIBED INFO.



NOTE:
BUTLER RURAL ELECTRIC COOPERATIVE ASSOCIATION, INC. BUTLER RURAL EASEMENT TO INSTALL POLES, ANCHORS, AND LINES TO PROVIDE ELECTRIC SERVICE TO THE NW1/4 OF SEC. 34, TWP. 27-S, R-2-E OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS. (FILM 1833, PAGE 722)

NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed and
platted "RALPH REED ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as the west 243 feet of the north 273 feet of the
NW1/4 of Sec. 34, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County,
Kansas.

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512(b).
Baughman Company, P.A.

Michael A. Conroy
Michael A. Conroy, Surveyor
12-11-2003

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into a Lot, a Block, and Streets, to be known as "RALPH REED
ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is
hereby granted as indicated for the construction and maintenance of all
public utilities. The streets are hereby dedicated to and for the use of
the public. The Greenwich Road contingent street dedication shall become
effective in the event that the City of Wichita, Kansas determines a need
for the right-of-way for any street related purposes provided, however,
that said contingent street dedication shall become effective only at such
time as the existing building is removed or destroyed. This contingent
street dedication shall not be construed to require such removal or
destruction. The Greenwich Road contingent street dedication shall be a
covenant running with the land and shall be binding on all heirs and
subsequent owners of all parts of said property covered by said
contingent street dedication. Access controls shall be as depicted on the
face of the plat and are hereby granted to the City of Wichita, Kansas.

Lois June Reed
Lois June Reed a/k/a June Reed

Clifford K. Callaway SD IRA
Clifford K. Callaway, Trustee
CLIFFORD K. CALLAWAY, TRUSTEE of
Mid Ohio Securities

Minor Emergency Center, P.A. Simplified Employee
Pension Plan for benefit of A. J. Reed

Hud Chapin, Trust Officer
HUD CHAPIN, TRUST OFFICER
Sunflower Bank, N.A.

Minor Emergency Center, P.A.,
a Kansas professional association

A. J. Reed, President
A. J. Reed

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this 17th day of February, 2004, by Lois June Reed a/k/a
June Reed, a single person.

Teresa Henderson, Notary Public
TERESA HENDERSON
My App't. Exp. 11/05/2006

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this 17th day of February, 2004, by Clifford K. Callaway,
TRUSTEE of Mid Ohio Securities as Custodian for benefit of
Clifford K. Callaway SD IRA, on behalf of the IRA.

Teresa Henderson, Notary Public
TERESA HENDERSON
My App't. Exp. 11/05/2006

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this 17th day of February, 2004, by Hud Chapin,
TRUST OFFICER of Sunflower Bank, N.A. as Trustee of the Minor
Emergency Center, P.A. Simplified Employee Pension Plan for benefit of
of A. J. Reed, on behalf of the simplified employee pension plan.

Reid A. Creamer, Notary Public
REID A. CREAMER
My App't. Exp. 8-29-04

This plat of "RALPH REED 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 _____,
Wichita-Sedgwick County Metropolitan Area Planning Commission

Bernard A. Hentzen, Chair

John L. Schlegel, Secretary

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

Carlos Mayans, Mayor

Karen Schofield, City Clerk

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

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

Entered on transfer record this _____ day
of _____,

Don Brace, County Clerk

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

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this 30th day of April, 2004, by A. J. Reed,
President of Minor Emergency Center, P.A., a Kansas professional
association, on behalf of the association.

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-2005



Wichita-Sedgwick County Metropolitan Area Planning Department

August 21, 2003

Phil Meyer
315 Ellis
Wichita, KS 67211

RE: SUB 2003-87 - One-Step Final Plat of Ralph Reed Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 21, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated August 15, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,**
3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

A handwritten signature in black ink that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

August 15, 2003

Phil Meyer
315 Ellis
Wichita, KS 67211

RE: SUB 2003-87 - One-Step Final Plat of Ralph Reed Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 14, 2003, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

- A. Municipal services are available to serve the site.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes one opening along Harry and one opening along Greenwich; in addition to a temporary opening along Greenwich. The opening along Harry shall be along the east property line. The permanent opening along Greenwich shall be located along the south property line. The temporary opening along Greenwich is approved. Both permanent openings shall permit cross-lot access for the benefit of the abutting properties, if and when said properties are developed for non-residential uses. A restrictive covenant or agreement shall be provided addressing this condition.
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. The plat's text shall be revised to reference the contingent right-of-way being effective also upon the City determination of a need for the right-of-way for any street-related purposes.
- G. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

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T 316.268.4421 F 316.268.4390

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- H. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- M. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Q. The applicant is reminded that a compact disk (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

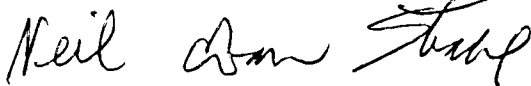
If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

SUB 2003-87 - One-Step Final Plat of Ralph Reed Addition
August 15, 2003
Page 3

This case will be forwarded to the Planning Commission for consideration on Thursday, August 21, 2003, at 1:30 p.m. The enclosed "marked" copy of the plat is for your information and files.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.

A handwritten signature in cursive script that reads "Neil Evan Strahl". The signature is written in black ink and is positioned above the typed name.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Lois and Dr. A.J. Reed, 2456 N. Woodlawn, Ste. #1, Wichita, KS 67220
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT
(One-Step Final Plat Approved 8/14/03)

CASE NUMBER: SUB 2003-87 -- RALPH REED ADDITION

OWNER/APPLICANT: Lois June Reed, 2456 N. Woodlawn, Wichita, KS 67207; Dr. A.J. Reed, 2456 N. Woodlawn, Suite #1, Wichita, KS 67220

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Southeast corner of Harry and Greenwich

SITE SIZE: .77 Acres

NUMBER OF LOTS

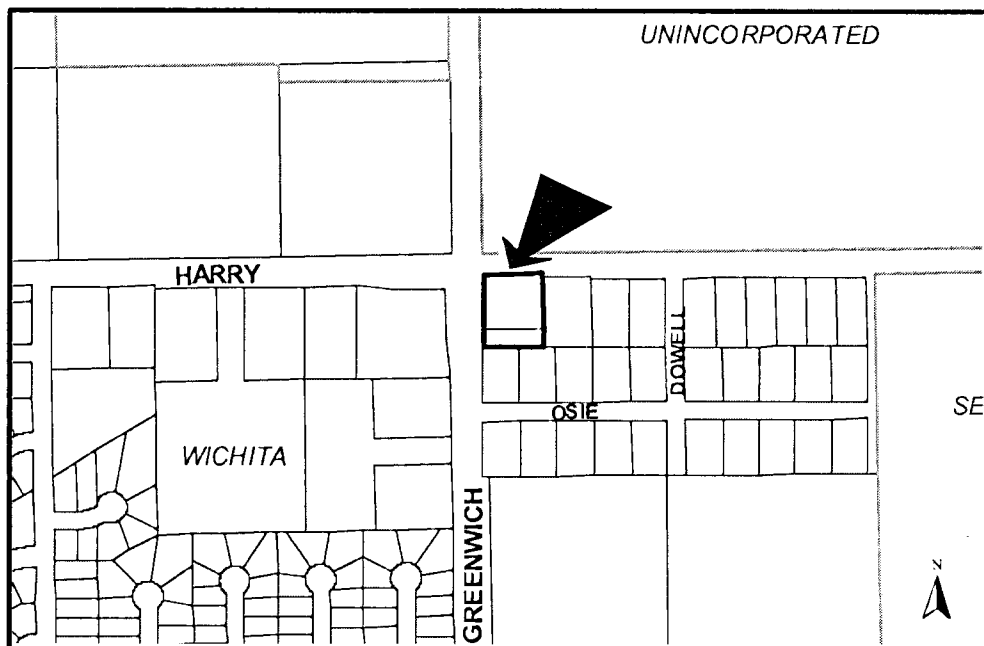
Residential:	
Office:	
Commercial:	1
Industrial:	-
Total:	1

MINIMUM LOT AREA: 33,325 sq. ft.

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services are available to serve the site.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- D. **Traffic Engineering** needs to comment on the access controls. The plat proposes one opening along Harry and one opening along Greenwich; in addition to a temporary opening along Greenwich. **The opening along Harry shall be along the east property line. The permanent opening along Greenwich shall be located along the south property line. The temporary opening along Greenwich is approved. Both permanent openings shall permit cross-lot access for the benefit of the abutting properties, if and when said properties are developed for non-residential uses. A restrictive covenant or agreement shall be provided addressing this condition.**
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. The plat's text shall be revised to reference the contingent right-of-way being effective also upon the City determination of a need for the right-of-way for any street-related purposes.
- G. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- H. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

SUB 2003-87 -- One-Step Final Plat of RALPH REED ADDITION
August 21, 2003 - Page 3

- L. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- M. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
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