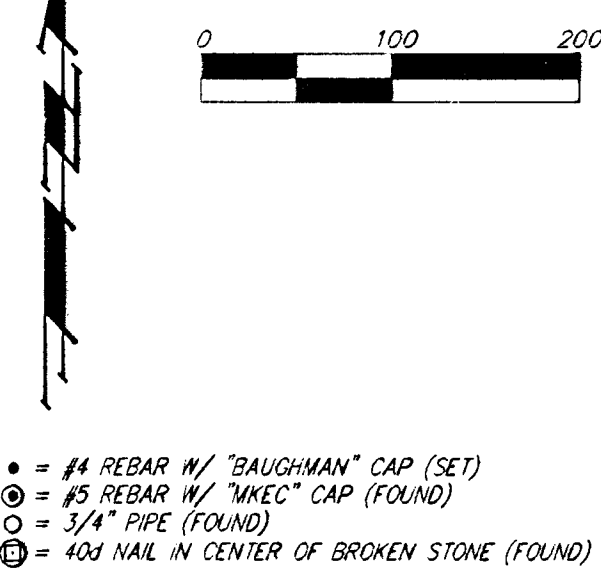


REED'S COVE 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

4-29-04
first truly received



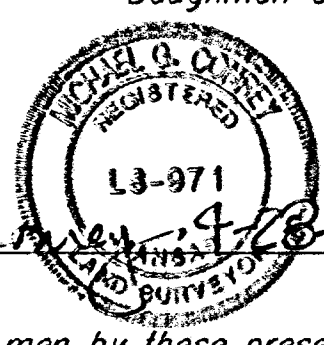
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #5 REBAR W/ "MKEC" CAP (FOUND)
 - = 3/4" PIPE (FOUND)
 - = 400 NAIL IN CENTER OF BROKEN STONE (FOUND)
- (M) = MEASURED
(A) = AS DESCRIBED
(P) = PLATTED
(C) = CALCULATED
(C-D) = CALCULATED PER DESCRIBED INFO
(C-P) = CALCULATED PER PLATTED INFO

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
6	A	170.0
7	A	170.0
8	A	169.5
9	A	169.5
10	A	169.3
11	A	169.0
12	A	168.3
13	A	163.5
14	A	161.5
15	A	160.0
16	A	159.5
17-27	A	165.6

NOTE:
NO BUILDING PERMITS ARE TO BE ISSUED FOR LOTS 8 THROUGH 26, BLOCK A, REED'S COVE 3RD ADDITION UNLESS THE LOWEST FLOOR CAN BE CONSTRUCTED AT OR ABOVE THE BASE FLOOD ELEVATION WHEN ANY PART OF THE BUILDING LIES WITHIN THE SPECIAL FLOOD HAZARD AREA OR UNLESS THE CITY OF WICHITA HAS RECEIVED A LETTER OF MAP REVISION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WHICH WILL THEN ALLOW BUILDINGS TO BE CONSTRUCTED AT OR ABOVE THE LOWEST OPENING AS SPECIFIED ABOVE IN THE MINIMUM PAD TABLE. IF THE BUILDING LIES ENTIRELY OUTSIDE OF THE SPECIAL FLOOD HAZARD AREA, THE BUILDING SHALL BE CONSTRUCTED WITH LOWEST OPENING AT OR ABOVE THE ELEVATION AS SPECIFIED ABOVE IN THE MINIMUM PAD TABLE.

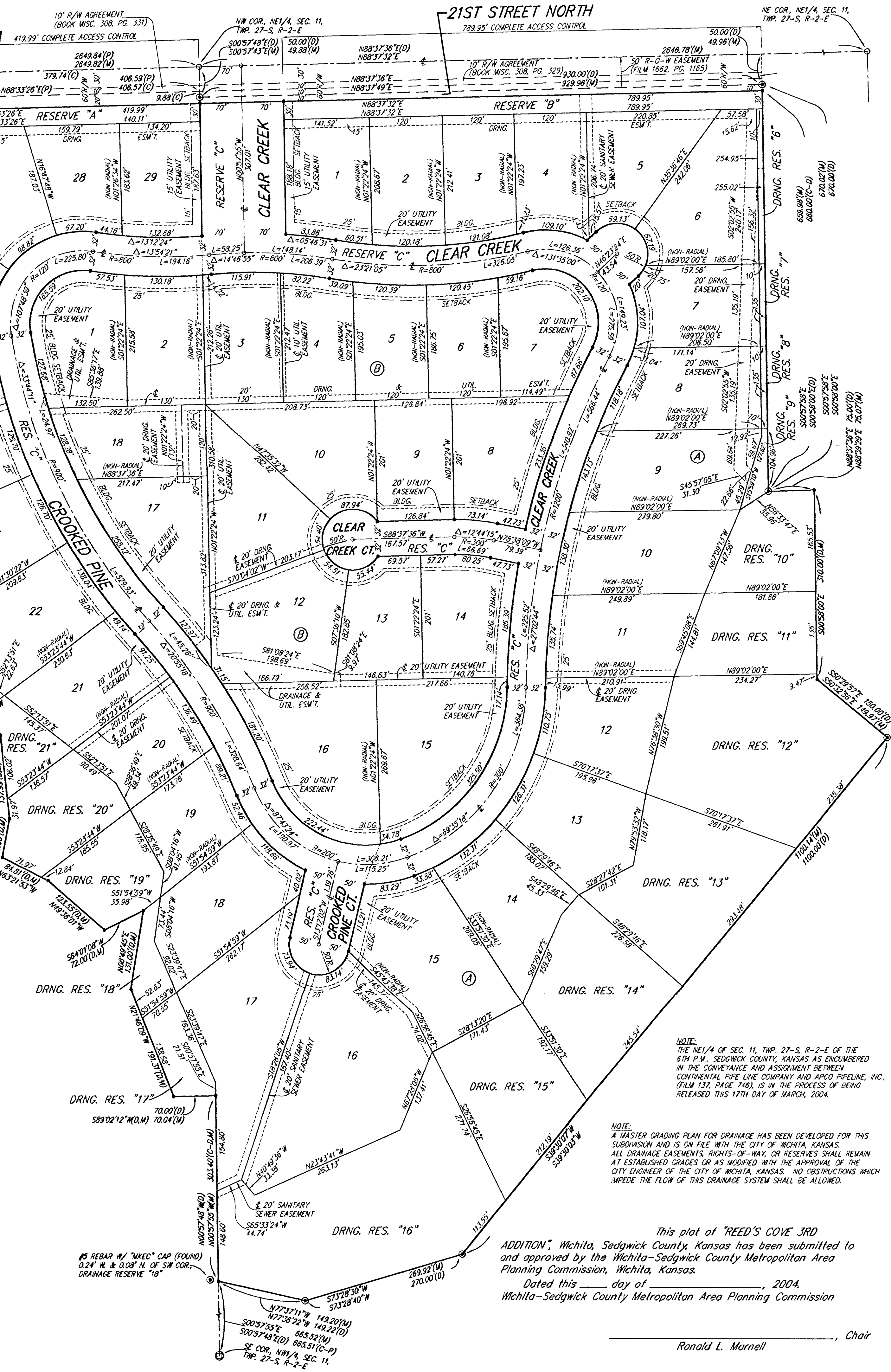
State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "REED'S COVE 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land lying in the Northeast Quarter of Section 11, Township 27 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows: Commencing at the Northwest corner of said Northeast Quarter; thence along the West line of said Northeast Quarter on a Kansas South Zone Grid Bearing of S00°57'48"E, 50.00 feet to a point on the South right-of-way line of 21st Street North, said point being the POINT OF BEGINNING, thence parallel with and 50 feet South of the North line of said Northeast Quarter along said South right-of-way line, N88°37'36"E, 930.00 feet; thence S00°58'00"E, 670.00 feet; thence N88°37'36"E, 75.00 feet; thence S00°58'00"E, 310.00 feet; thence S50°28'57"E, 150.00 feet; thence S39°30'03"W, 1100.00 feet; thence S73°28'40"W, 270.00 feet; thence N77°36'22"W, 149.22 feet to a point lying on said West line; thence along said West line N00°57'48"W, 1945.00 feet to the POINT OF BEGINNING, together with that part of the NW 1/4 of Sec. 11, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas lying east of and adjacent to the east line of Reserve "A", and east of and adjacent to the northerly extension of the east line of Reserve "A", Reed's Cove Addition, an Addition to Wichita, Sedgwick County, Kansas, and together with that part of said Reserve "A" described as follows: Commencing at the NE corner of said Reserve "A"; thence S32°44'15"W along the east line of said Reserve "A", 152.92 feet for a point of beginning; thence continuing S32°44'15"W along the east line of said Reserve "A", 180.23 feet to a deflection corner in said east line; thence S26°41'39"E along the east line of said Reserve "A", 182.86 feet to a deflection corner in said east line; thence S05°12'19"E along the east line of said Reserve "A", 141.67 feet to a deflection corner in said east line; thence S24°03'33"E along the east line of said Reserve "A", 398.19 feet to a deflection corner in said east line; thence S52°13'51"E along the east line of said Reserve "A", 258.49 feet to a deflection corner in said east line; thence S28°36'49"E along the east line of said Reserve "A", 165.19 feet to a deflection corner in said east line; thence S08°04'16"W along the east line of said Reserve "A", 114.89 feet to a deflection corner in said east line; thence S23°39'47"E along the east line of said Reserve "A", 255.29 feet to a deflection corner in said east line; thence S00°57'48"E along the east line of said Reserve "A", 21.59 feet; thence S89°02'12"W, 70.00 feet; thence N21°46'09"W, 191.31 feet; thence N08°49'45"E, 131.00 feet; thence S64°01'08"W, 72.00 feet; thence N49°36'01"W, 123.55 feet; thence N63°21'53"W, 84.81 feet; thence N10°36'31"E, 63.00 feet; thence N06°14'29"W, 137.99 feet; thence N82°32'50"W, 75.80 feet; thence N27°52'48"W, 47.00 feet; thence N01°58'45"W, 153.00 feet; thence N17°08'21"W, 124.00 feet; thence N39°57'24"W, 157.00 feet; thence N17°02'04"E, 80.00 feet; thence N00°11'28"E, 80.04 feet; thence N32°14'35"W, 172.00 feet; thence N11°15'35"W, 50.00 feet; thence N08°27'22"E, 110.00 feet; thence N88°33'26"E, 150.00 feet to the point of beginning, all being subject to road rights-of-way of record.

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



Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "REED'S COVE 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated 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. The drainage easements are hereby granted as indicated for drainage purposes. The sanitary sewer easements are hereby granted as indicated for the construction and maintenance of public sanitary sewer systems. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for landscaping, open space, berms, entry monuments and features, drainage purposes, fences, screening walls, sidewalks, and utilities as confined to easement. Reserve "B" is hereby reserved for landscaping, open space, berms, entry monuments and features, drainage purposes, fences, screening walls, sidewalks, utilities as confined to easement, and sanitary sewer systems as confined to easement. Reserve "C" is hereby reserved for private streets, drainage purposes, entry monuments and features, sidewalks, fences, screening walls, landscaping, signage, open space, and utilities. Reserve "C" shall provide access to or from Lots 1 through 29, inclusive, Block A, and Lots 1 through 18, inclusive, Block B. The Reserves shall be owned and maintained by the homeowners association provided, however, that the undersigned, or the homeowners association, as the undersigned's successor in interest, may, in their discretion, deed a parcel of a Reserve to an owner or owners of an adjacent lot, subject to the obligation to maintain such deeded parcel of a Reserve in compliance with the provisions hereof and in compliance with the maintenance covenants of any applicable restrictive covenants and/or regulations. Drainage Reserves "6" through "26", inclusive, are hereby reserved for sidewalks, open space, landscaping, and drainage purposes. Drainage Reserves "6" through "26", inclusive, shall be owned and maintained by their corresponding adjacent lots. 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.

Ritchie Development Corporation,
a Kansas corporation
_____, President
Kevin M. Mullen
21/127, L.C., a Kansas limited liability company
_____, Manager
Kevin M. Mullen, President of
Paragon Development Company



We the undersigned holders of mortgages on the above described property, do hereby consent to this plat of "REED'S COVE 3RD ADDITION", Wichita, Sedgwick County, Kansas.

INTRUST Bank, N.A.

GARY D. SCHMITT, Senior Vice President

State of Kansas) SS The foregoing instrument acknowledged before me, this 29th day of April, 2004, by Gary D. Schmitt, Senior Vice President of INTRUST Bank, N.A., on behalf of the bank.

Susan K. Cook, Notary Public
My App't. Exp. 11/3/04

State of Kansas) SS The foregoing instrument acknowledged before me, this 29th day of April, 2004, by Kevin M. Mullen, President of Ritchie Development Corporation, a Kansas corporation, on behalf of the corporation.

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

State of Kansas) SS The foregoing instrument acknowledged before me, this 29th day of April, 2004, by Kevin M. Mullen, President of Paragon Development Company, as Manager of 21/127 L.C., a Kansas limited liability company, on behalf of the limited liability company.

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

This plat of "REED'S COVE 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 _____, 2004.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Ronald L. Marnell

_____, Secretary
John L. Schlegel

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Schofield

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2004.

_____, County Clerk
Don Brace

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 _____, 2004 at _____ o'clock _____ M., and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire



Wichita-Sedgwick County Metropolitan Area Planning Department

May 6, 2004

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2004-08 -- Final Plat of Reed's Cove Third Addition

At the regular meeting of the Metropolitan Area Planning Commission on May 6, 2004, 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 February 26, 2004.

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 disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Rob Ramseyer, Ritchie Development, 8100 E. 22nd Street No., Wichita, KS 67226
Dr. Patrick Terry, Superintendent of Andover, USD, P.O. Box 248, Andover, KS 67002
Jim Armour, Acting City Engineer, Department of Engineering
Kevin Holman, Sedgwick County Fire Department
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

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

T 316.268.4421 F 316.268.4390

www.wichita.gov



Wichita-Sedgwick County Metropolitan Area Planning Department

February 27, 2004

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2004-08 -- Final Plat of Reed's Cove Third Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 26, 2004, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

- A. Prior to this plat being scheduled for City Council review, annexation of the eastern portion of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Water and Sewer Department and OCI have requested an agreement which limits sewer connections based upon capacity.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. A guarantee is needed.
- E. Traffic Engineering has requested a petition for a left-turn lane.
- F. The applicant shall guarantee the paving of the private street to the urban street pavement standard. As private improvements, such guarantee shall not be provided through the use of a petition.
- G. City Fire Department has requested a 35-ft roadway be provided at the street entrance. In the event a median is used, a 20-ft roadway for ingress and 29-ft roadway for egress shall be provided. If a gated development is proposed, a siren-activation gate is needed.
- H. The paving guarantee shall also provide for sidewalks on one side of the loop street.

- I. A covenant shall be submitted regarding the private street, which sets forth ownership and maintenance responsibilities. The plat's text shall reference the platting of the reserve for private street purposes and shall state which specific lots are to be accessed by the reserve.
- J. The reserves being platted as private streets shall be shown appropriate street names.
- K. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- L. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- M. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- N. The drainage reserves "20" through "29" need to be referenced in the plat's text.
- O. GIS needs to comment on the plat's street names. *The entrance should be Clear Creek. The loop street should be Crooked Pine and Clear Creek.*
- P. A bold solid line is needed between the 21st St. North right-of-way line and Reserve C.
- Q. County Surveying advises that the benchmark needs a better description.
- R. The Applicant needs to verify the location of the pipeline easement indicated in the platting binder. The easement shall be shown if encumbering this plat, or verification provided that it is off-site or has been released.
- S. 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.
- T. 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.)
- U. 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.

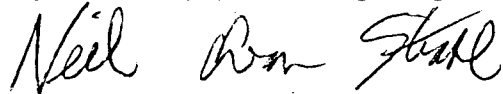
- V. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- W. 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.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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. Westar Energy and SBC have requested additional easements.
- BB. The applicant is reminded that a compact disc (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.

This case will be forwarded to the Planning Commission for consideration on Thursday, March 11, 2004. The meeting will begin at 12:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

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

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



Neil Evan Strahl, Senior Planner
Current Plans Division

STAFF REPORT

(Final Plat Approved 2/26/04; Preliminary Plat Approved 1/29/04)

CASE NUMBER: SUB 2004-08 -- REEDS COVE THIRD ADDITION

OWNER/APPLICANT: Ritchie Development, Attn: Rob Ramseyer, 8100 E. 22nd St. North,
Wichita, KS 67226

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

LOCATION: East of 127th St. East, South side of 21st St. North

SITE SIZE: 54.77 Acres

NUMBER OF LOTS

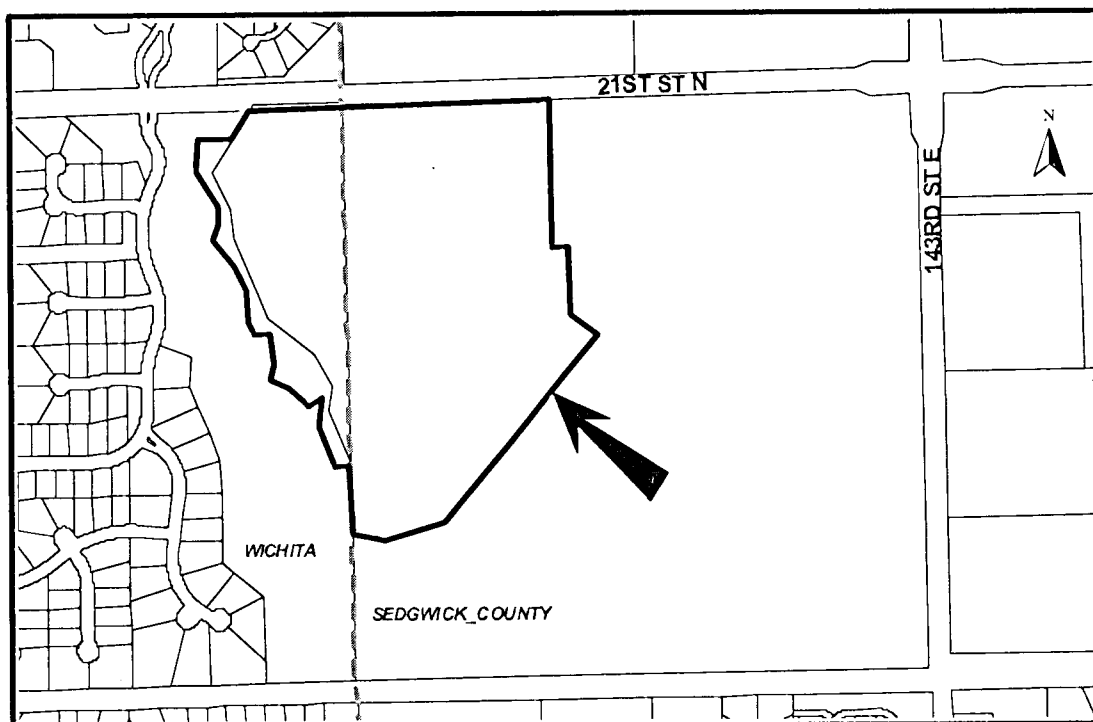
Residential:	50
Office:	
Commercial:	
Industrial:	
Total:	<u>50</u>

MINIMUM LOT AREA: 22,732 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential; SF-5, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



SUB 2004-08 -- Final Plat of REED'S COVE THIRD ADDITION
March 11, 2004 - Page 2

NOTE: The eastern portion of this unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The eastern portion of the site is currently zoned SF-20, Single-Family residential and will be converted to SF-5, Single-Family Residential upon annexation.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the eastern portion of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Water and Sewer Department and OCI have requested an agreement which limits sewer connections based upon capacity.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. A guarantee is needed.
- E. Traffic Engineering has requested a petition for a left-turn lane.
- F. The applicant shall guarantee the paving of the private street to the urban street pavement standard. As private improvements, such guarantee shall not be provided through the use of a petition.
- G. City Fire Department has requested a 35-ft roadway be provided at the street entrance. In the event a median is used, a 20-ft roadway for ingress and 29-ft roadway for egress shall be provided. If a gated development is proposed, a siren-activation gate is needed.
- H. The paving guarantee shall also provide for sidewalks on one side of the loop street.
- I. A covenant shall be submitted regarding the private street, which sets forth ownership and maintenance responsibilities. The plat's text shall reference the platting of the reserve for private street purposes and shall state which specific lots are to be accessed by the reserve.
- J. The reserves being platted as private streets shall be shown appropriate street names.
- K. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- L. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- M. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain

the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

- N. The drainage reserves "20" through "29" need to be referenced in the plat's text.
- O. **GIS** needs to comment on the plat's street names. *The entrance should be Clear Creek. The loop street should be Crooked Pine and Clear Creek.*
- P. A bold solid line is needed between the 21st St. North right-of-way line and Reserve C.
- Q. **County Surveying** advises that the benchmark needs a better description.
- R. The Applicant needs to verify the location of the pipeline easement indicated in the platting binder. The easement shall be shown if encumbering this plat, or verification provided that it is off-site or has been released.
- S. 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.
- T. 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.)
- U. 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.
- V. 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.
- W. 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.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

SUB 2004-08 -- Final Plat of REED'S COVE THIRD ADDITION

March 11, 2004 - Page 4

- AA. 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. **Westar Energy and SBC have requested additional easements.**
- BB. The applicant is reminded that a compact disc (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.