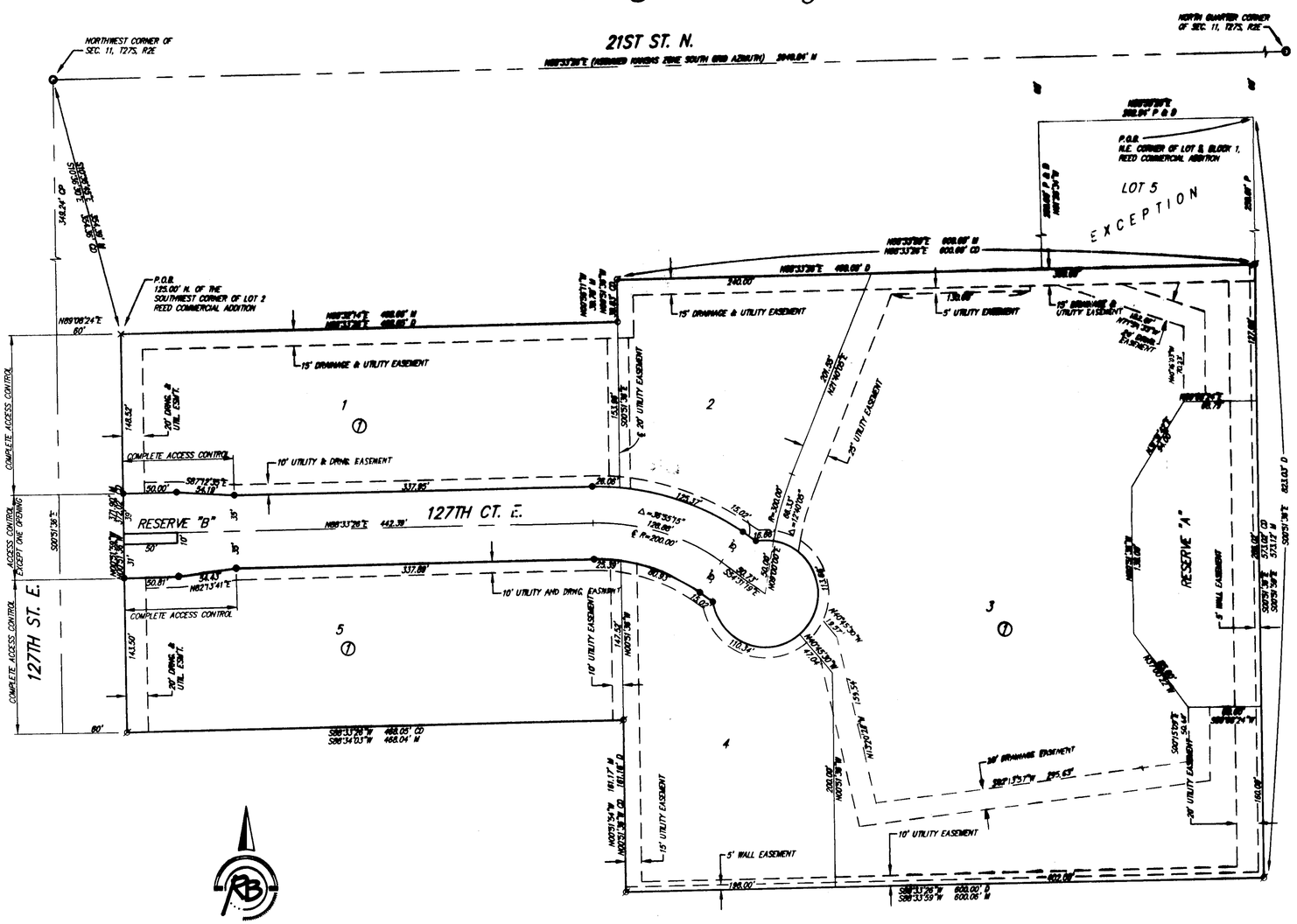
FILE COPY SUB 2011-21

FINAL TRACING REC'D 5-11-11

REEDS COVE MEDICAL CAMPUS

a Replat of part of Reed Commercial Addition

an Addition to Wichita, Sedgwick County, Kansas



ALL DIMENSIONS ARE PLATTED UNLESS OTHERWISE NOTED

P = Platted
M = Measured
D = Described
CP = Calculated from Platted
CD = Calculated from Described

SURVEY MARKER LEGEND

- O . . . . . 1/2" IRON PIPE IN THIMBLE (FOUND – ORIGIN UNKNOWN)
- X . . . . . CHISELED CROSS (FOUND – ORIGIN UNKNOWN)
- ○ . . . . . 1/2" REBAR W/CLS59 CAP (FOUND)
- Ø . . . . . 5/8" REBAR W/MKEC CAP (FOUND)
- ▣ . . . . . MKEC METAL CAP (FOUND)
- ● . . . . . 5/8" REBAR W/RUGGLES & BOHM CAP (SET)

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (NAVD88)
1	3	1368.0

"REEDS COVE MEDICAL CAMPUS" is subject to the conditions of Community Unit Plan (DP-222)

BENCH MARK: CHISELED SQUARE ON THE NORTHEAST CORNER OF INLET ON SOUTH SIDE OF WILLIAMSGATE OVER BRIDGE IN HAWTHORNE ADDITION.
ELEVATION = 1355.74 (NAVD88)

ON-SITE BENCH MARK: CHISELED SQUARE ON THE TOP OF CURB AT THE SOUTH CURB RETURN OF THE SOUTH QUICK-TRIP DRIVE ENTRANCE ON THE EAST SIDE OF 127TH ST. E., 26' EAST OF THE CENTERLINE OF 127TH ST. E. AND 377' SOUTH OF THE CENTERLINE OF 21ST ST. N.
ELEVATION = 1361.07 (NAVD88)

ON-SITE BENCH MARK: CHISELED SQUARE ON THE TOP OF CURB AT THE WEST CURB RETURN AT THE NORTHWEST CORNER OF 127TH ST. E. AND SHADYBROOK, 31' WEST OF THE CENTERLINE OF 127TH ST. E. AND 824' SOUTH OF THE CENTERLINE OF 21ST ST. N.
ELEVATION = 1377.33 (NAVD88)

State of Kansas)
SS
Sedgwick County)

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "REEDS COVE MEDICAL CAMPUS", an Addition to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

A tract of land lying in portions of Lots 1 and 2, Block 1, Reed Commercial 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 a westerly corner of said Lot 2 being 125.00 feet north of the southwest corner of said Lot 2; thence on a platted bearing of N88°33'26"E, parallel with the south line of said Lot 1, a distance of 468.05 feet; thence S00°51'36"E, parallel with the west line of said Lot 1, a distance of 533.18 feet to the south line of said Lot 1; thence S88°33'26"W, along the south line of said Lot 1, a distance of 468.05 feet to the southwest most corner of said Lot 1; thence N00°51'36"W along the west lines of said Lots 1 and 2, a distance of 533.18 feet to the POINT OF BEGINNING, EXCEPT, the south 161.16 feet thereof, TOGETHER WITH
A tract of land lying in a portion of Reed Commercial 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 northeast corner of Lot 5, Block 1, Reed Commercial Addition; thence on a platted bearing of S00°51'36"E, along the east line of said Lots 1 and 5, a distance of 823.03 feet to the southeast corner of said Lot 1; thence S88°33'26"W, along the south line of said Lot 1, a distance of 600.00 feet; thence parallel with the east line of said Lot 1, N00°51'36"W, a distance of 573.02 feet; thence parallel with the south line of said Lot 1, N88°33'26"E, a distance of 400.00 feet to the southwest corner of said Lot 5, Block 1; thence along the west line of said Lot 5, N01°26'34"W, a distance of 250.00 feet to the northwest corner of said Lot 5; thence N88°33'26"E, along the north line of said Lot 5, a distance of 202.54 feet to the POINT OF BEGINNING, EXCEPT, Lot 5, Block 1, said addition.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512(b).

Ruggles & Bohm, P.A.

William K. Clevenger, Land Surveyor

LS-1437 4/28/11

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, a Block, Reserves and a Street, to be known as "REEDS COVE MEDICAL CAMPUS", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted for the construction and maintenance of all public utilities. 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. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for irrigation, walls, walks, landscaping, berms, lakes, drainage, drainage structures, and utilities confined to easements. Reserve "B" is hereby reserved for irrigation, landscaping, signage and entry features. The Reserves are to be owned and maintained by the lot owners association for the addition. 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.

Physicians Development Group, LLC, a Kansas limited liability company

Matthew Lillie, Member

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 5 day of May, 2011, by Matthew Lillie, Member, on behalf of Physicians Development Group, LLC, a Kansas limited liability company.

Katy Haup, Notary Public

My appointment expires 3/1/2012.

KATY HAUP NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 3/1/2012

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "REEDS COVE MEDICAL CAMPUS" an Addition to Wichita, Sedgwick County, Kansas.

Legacy Bank, N.A.

Brad E. Yaeger, Executive VP Commercial Lending
Brad Yaeger

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me this 5 day of May, 2011, by Brad Yaeger, Executive VP Commercial Lending, on behalf of Legacy Bank, N.A., on behalf of the Bank.

Katy Haup, Notary Public

My appointment expires 3/1/2012.

KATY HAUP NOTARY PUBLIC STATE OF KANSAS

This plat of "REEDS COVE MEDICAL CAMPUS", an Addition to 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 _____, 2011.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chair
Debra Miller Stevens

_____ Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ___ day of _____, 2011.

At the Direction of the City Council

_____ Mayor
Carl Brewer

_____ City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this 2nd day of May, 2011.

Deputy County Surveyor
Sedgwick County Kansas
Robert J. Robello, LS #1246

Entered on transfer record this ___ day of _____, 2011.

_____ County Clerk
Kelly B. Arnold

State of Kansas)
SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ___ day of _____, 2011, at _____ o'clock __ M, and is duly recorded.

_____ Register of Deeds
Bill Meek

_____ Deputy
Tonya Buckingham

DWG FILE: SURVEY BASE
PROJECT NO. 3788P
APRIL 28, 2011

Ruggles & Bohm, P.A.
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