

REECE FARMS ESTATES

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
County of Sedgwick)
We, Baughman Company P.A., Surveyors in
aforesaid county and state do hereby certify that, under the supervision
of the undersigned, we have surveyed and platted "REECE FARMS ESTATES",
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:
Beginning at a point on the west line of the NE1/4 of Sec. 27, Twp. 27-S,
R-2-W of the 6th P.M., Sedgwick County, Kansas, which is at an assumed
bearing of S00°11'10"W, 1321.22 feet from the NW Corner of said NE1/4;
thence S00°19'14"W along the west line of said NE1/4, 1305.99 feet, more
or less, to the SW Corner of said NE1/4; thence N89°44'02"E along the
south line of said NE1/4, 2637.68 feet, more or less, to the SE Corner of
said NE1/4; thence N00°04'34"E along the east line of said NE1/4, 140 feet;
thence S89°44'02"W parallel with the south line of said NE1/4, 414.91 feet;
thence N00°04'34"E parallel with the east line of said NE1/4, 771.26 feet;
thence S88°48'34"W, 753.71 feet; thence N00°04'34"E, 262.42 feet,
more or less, to the most southerly corner of "MILES WEST WIND LAKES
ESTATES", Sedgwick County, Kansas; thence N57°06'30"W along the
southwesterly line of said "MILES WEST WIND LAKES ESTATES", 253.46 feet;
thence S90°W parallel with the north line of said NE1/4, 1250.63 feet,
more or less, to the point of beginning.

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

Baughman Company, P.A.

Michael G. Conroy 3-18-98 Surveyor
Michael G. Conroy

Know all men by these presents that we, the undersigned,
have caused the land described in the Surveyors certificate to be
platted into Lots, Blocks, Streets and a Reserve to be known as "REECE
FARMS ESTATES", an Addition to Wichita, Sedgwick County, Kansas. The
utility easements are hereby granted as indicated for the construction and
maintenance of all public utilities. The drainage easements are hereby
granted as indicated for drainage purposes. The drainage and utility
easements are hereby granted as indicated for drainage purposes and
for the construction and maintenance of all public utilities. The emergency
access easement is hereby granted as indicated for emergency access
purposes and no fences or other obstructions shall be constructed or
placed on or within this easement. The streets are hereby dedicated
to and for the use of the public. Reserve "A" is hereby reserved for
drainage purposes, open space, berms, landscaping, sidewalks, and utilities
as confined to easements. Reserve "A" shall be owned and maintained by
the homeowners association for the addition. McCormick Avenue contingent
street dedication shall become effective in the event that the appropriate
governing body determines the need for the right-of-way for any street
related purposes. This 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 dedication. All
abutters rights of access to or from 151st Street West over and across
the east line of Reserve "A" are hereby granted to the appropriate
governing body.

Triple J Development, L.L.C.

Jay W. Russell, Manager

State of Kansas) SS
Sedgwick County)
The foregoing instrument acknowledged be-
fore me this 14th day of MARCH, 1998, by Jay W. Russell,
Manager of Triple J Development, L.L.C., on behalf of the company.

My App't. Exp. 11-7-2001 Judith M. Terhune, Notary Public

JUDITH M. TERHUNE
Notary Public - State of Kansas
My App't. Expires 11-7-2001

We the undersigned, holders of a mortgage
on the above described property, do hereby consent to this plat of
"REECE FARMS ESTATES", an Addition to Wichita, Sedgwick County,
Kansas.

State Bank of Colwich

James D. Ashcraft VP
(Title)

State of Kansas) SS
Sedgwick County)
The foregoing instrument acknowledged be-
fore me, this 24th day of MARCH, 1998, by JAMES D. ASHCRAFT,
Vice-Pres. of the State Bank of Colwich, on behalf of the bank.

My App't. Exp. 11-7-2001 Judith M. Terhune, Notary Public

JUDITH M. TERHUNE
Notary Public - State of Kansas
My App't. Expires 11-7-2001

This plat of "REECE FARMS ESTATES", 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 14th day of MARCH, 1998,
Wichita-Sedgwick County Metropolitan Area Planning Commission.

John C. Frye, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this 14th day of MARCH, 1998.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this 14th day
of MARCH, 1998.

James Alford, County Clerk

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 14th day
of MARCH, 1998, at 10 o'clock A.M., and is duly
recorded.

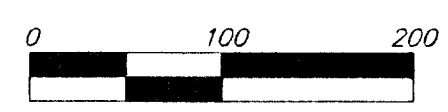
Larry Consolver, Register of Deeds

Michael D. Hurtt, Deputy

SEE DETAIL "A"

37/37

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING
18-08-05-15
311-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211



BENCHMARK:
TOP OF 1" IRON, 12" DEEP, E1/4 COR.,
SEC. 27, TWP. 27-S, R-2-W.
ELEV. = 1396.53 M.S.L.
(209.13 CITY DATUM)

(D) = DESCRIBED
(M) = MEASURED

- = 1/2" IRON (FOUND)
- = #4 REBAR W/ "TITUS" CAP (FOUND)
- ⊗ = 3/4" IRON (FOUND)
- ⊕ = 1" IRON (FOUND)
- ⊙ = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊗ = 3/4" IRON IN THIMBLE (FOUND)

LOT		ELEVATION	
LOT	BLOCK	CITY DATUM	MSL
1-22	B	228.6	1416
19-28	A	223.6	1411
1, 3, 4, 5	A	222.6	1410

