

WILLOW CREEK EAST 4TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "WILLOW CREEK EAST 4TH ADDITION", Wichita, Sedgwick County, Kansas.

Chisholm Trail State Bank

April Grunder
APRIL GRUNDER, VP/Comptroller
(Title) Lender

State of Kansas) SS The foregoing instrument acknowledged before me this 2 day of April, 2020, by April Grunder, VP/Comptroller of Chisholm Trail State Bank, on behalf of the bank.

Stephanie Edlman
STEPHANIE E. EDLMAN, Notary Public

My App'l. Exp. 10/25/23

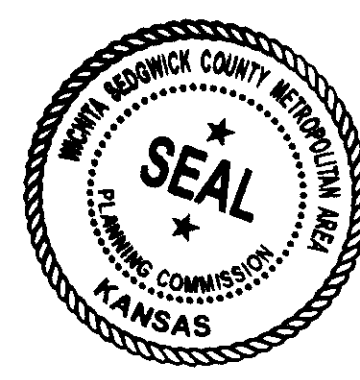
This plat of "WILLOW CREEK EAST 4TH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 20th day of FEBRUARY, 2020.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Charles A. Warren
Charles A. Warren, Chair

Scott A. Wadle
Scott A. Wadle, Secretary

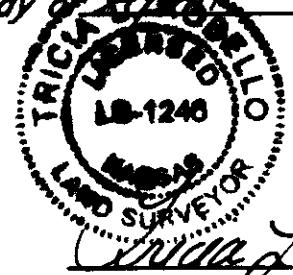


This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 6th day of May, 2020.

Brandon J. Whipple
Brandon J. Whipple, Mayor, City of Wichita

Karen Sublett
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 7th day of May, 2020.



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

Entered on transfer record this 18th day of May, 2020.

Karen A. Briley
for Kelly B. Arford, County Clerk

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 19th day of May, 2020 at 10:00 o'clock A.M. and is duly recorded.

Tanya Buckingham
Tanya Buckingham, Register of Deeds

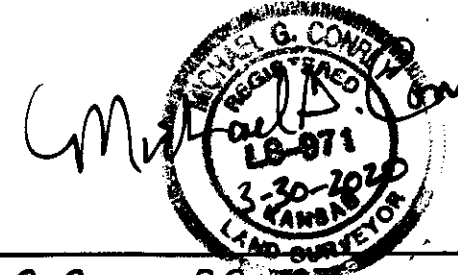
Joely Zehring
Joely Zehring, Deputy

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "WILLOW CREEK EAST 4TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: That part of the East Half of the Northwest Quarter of Section 34, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as beginning at the Northwest corner of the said East Half; thence S89°42'55"E along the north line of said East Half, 485.92 feet to the northerly most Northwest corner of Willow Creek East 2nd Addition, Wichita, Sedgwick County, Kansas; thence S00°17'05"W, 60 feet to the northerly most northwest corner of Reserve "A" in said Addition; thence S37°50'27"W along the northwest line of said Reserve "A", 796.96 feet to the westerly most northwest corner of said Reserve "A"; also being the west line of said East Half; thence N00°16'22"E along said west line, 691.80 feet to place of beginning.

Existing public easements, building setbacks, access controls, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the Northwest Quarter of Section 34, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.



Michael G. Conroy
Michael G. Conroy, P.S. #7977, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, and Streets, to be known as "WILLOW CREEK EAST 4TH 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 easements are hereby granted to the public as indicated for drainage purposes. 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. 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. 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 streets are hereby dedicated to and for the use of the public. 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 Foot Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. FEMA floodplain and regulatory roadway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

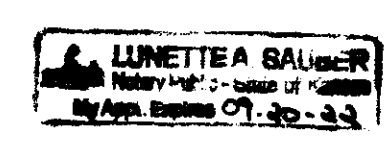
IANC, LLC
a Kansas Limited Liability Company

Nicholas A. Cowgill
Nicholas A. Cowgill, Member

State of Kansas) SS The foregoing instrument acknowledged before me, this 2nd day of April, 2020, by Nicholas A. Cowgill, Member of IANC, LLC, a Kansas limited liability company, on behalf of the limited liability company.

Loretta A. Jauber
LORETTA A. JAUBER, Notary Public

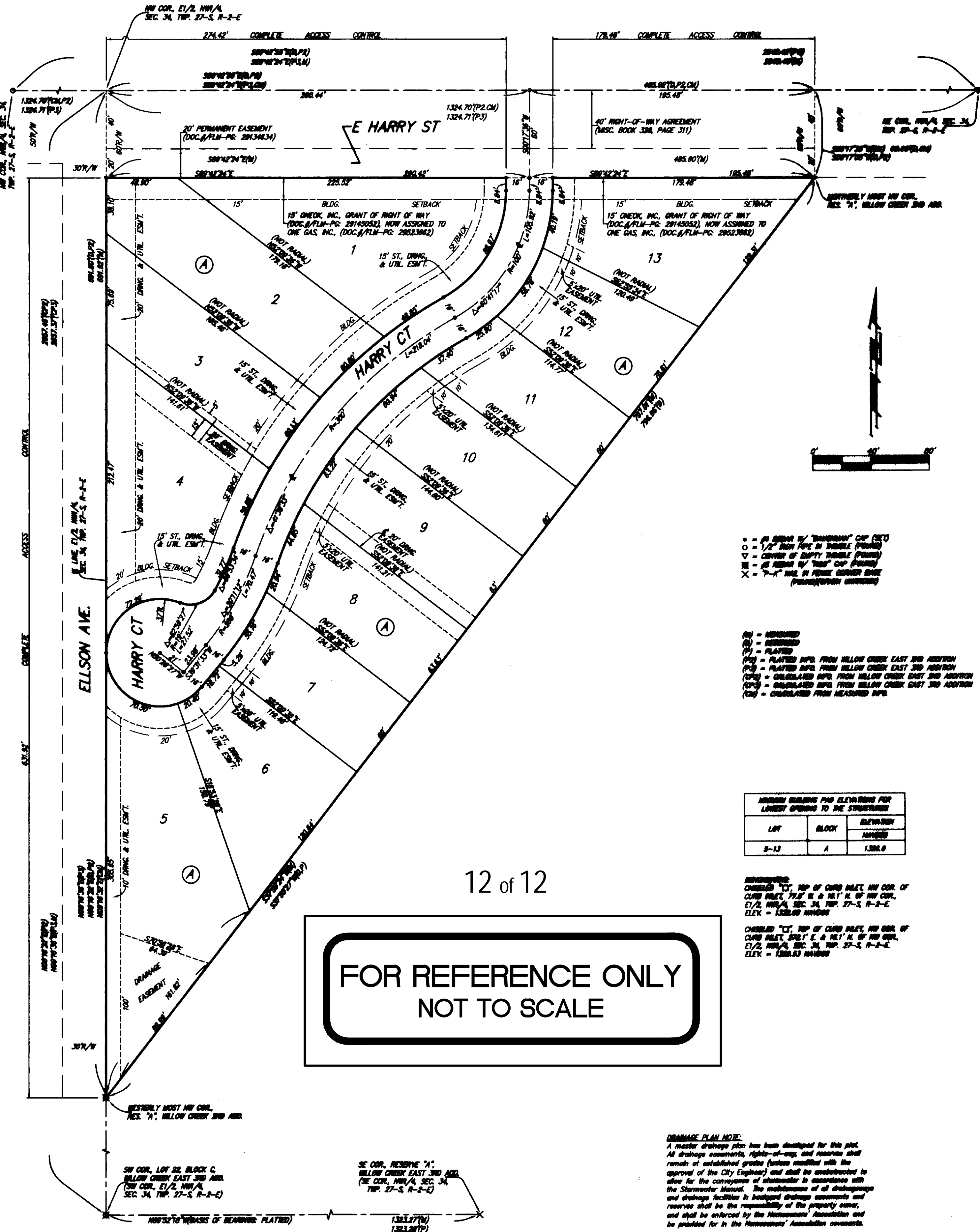
My App'l. Exp. 09-30-2022



Register of Deeds - Tanya Buckingham
Doc #/Fim#Pg: 28354438
Page Recorded: 1
Recording Fee: \$32.00

Cashier: katgall
Date Recorded: 05/19/2020 11:01:03 AM
Authorized By: *Joely Zehring*

Baughman Company, P.A.
315 E. St. Wichita, KS 67211 P 316-262-7771 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



- - 1/2" IRON PIPE IN DOUBLE FRAME
- - COVER OF EMPTY DOUBLE FRAME
- - 4" IRON PIPE IN TRAP CAP FRAME
- ✕ - 7"-8" PIPE IN FLOOR COVER CASE (PNEUMATIC SEWERAGE)

- (M) - MEASURED
- (C) - CALCULATED
- (P) - PLATTED
- (M) - PLATTED INFO FROM WILLOW CREEK EAST 2ND ADDITION
- (P) - PLATTED INFO FROM WILLOW CREEK EAST 3RD ADDITION
- (C) - CALCULATED INFO FROM WILLOW CREEK EAST 2ND ADDITION
- (C) - CALCULATED INFO FROM WILLOW CREEK EAST 3RD ADDITION
- (M) - CALCULATED FROM MEASURED INFO

MINIMUM BUILDING FOOT ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURE		
LOT	BLOCK	ELEVATION
1-13	A	1,306.0

REMARKS:
CHECKED "CT", TOP OF CURB INLET, NW COR. OF CURB INLET, 71.7' E & 161' N. OF NW COR. E1/2, NW/4, SEC. 34, TWP. 27-S, R-2-E. ELEV. = 1,326.00 HANDED

CHECKED "CT", TOP OF CURB INLET, NW COR. OF CURB INLET, 392.1' E & 161' N. OF NW COR. E1/2, NW/4, SEC. 34, TWP. 27-S, R-2-E. ELEV. = 1,306.53 HANDED

FOR REFERENCE ONLY
NOT TO SCALE

DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All drainage easements, right-of-way and reserves shall remain of established grade (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 building 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.