

# WILLOW CREEK EAST 3RD ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

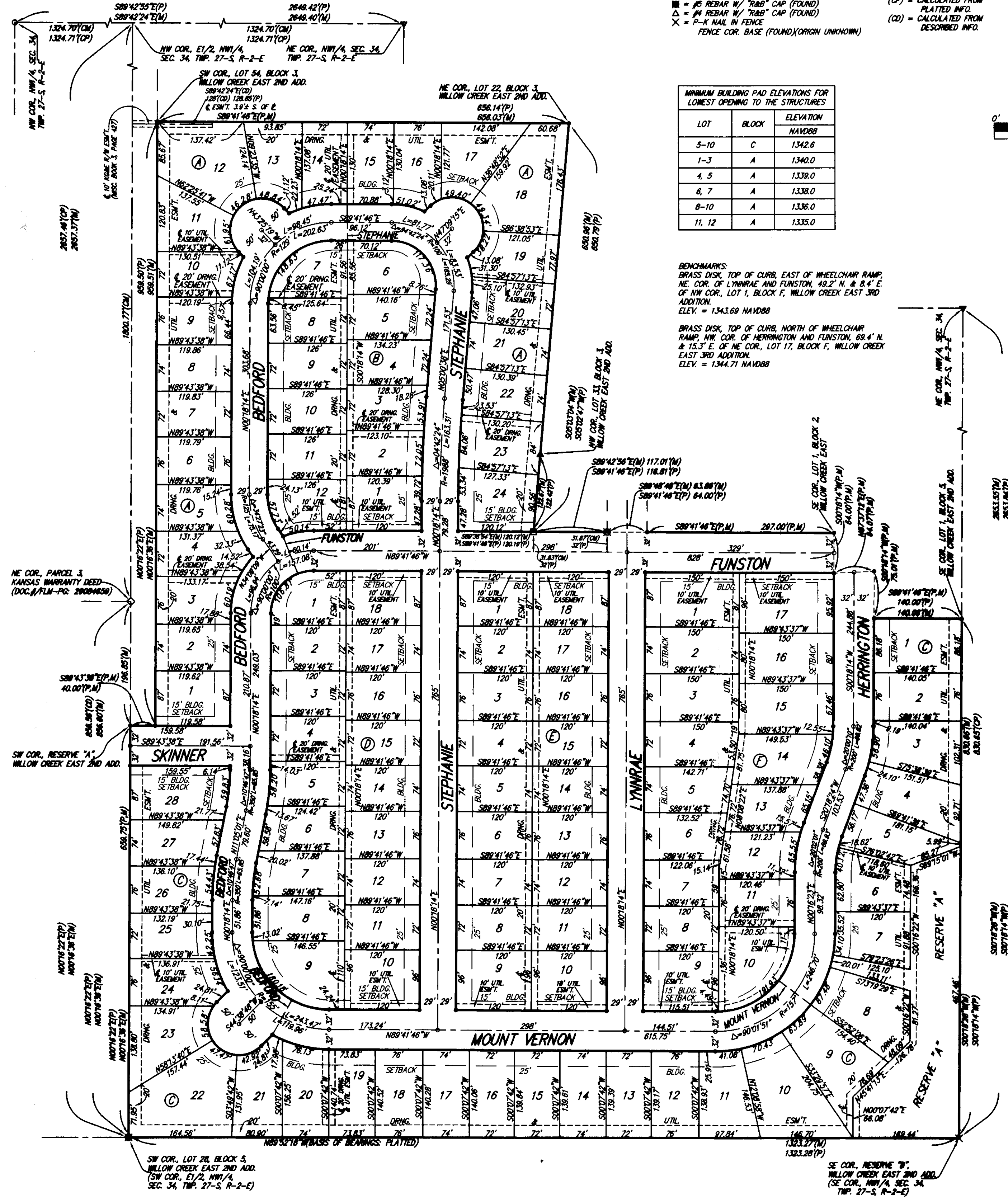
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- ◻ = 1/2" IRON PIPE W/ THIMBLE (FOUND)
- ◻ = #4 REBAR W/ "ARMSTRONG" CAP (FOUND)
- ◻ = CENTER OF EMPTY THIMBLE (FOUND)
- ◻ = #5 REBAR W/ "TRAB" CAP (FOUND)
- ◻ = #4 REBAR W/ "TRAB" CAP (FOUND)
- ✕ = P.W. NAIL IN FENCE
- = FENCE COR. BASE (FOUND)(ORIGIN UNKNOWN)

- (M) = MEASURED
- (P) = PLATTED
- (CM) = CALCULATED FROM MEASURED INFO.
- (CP) = CALCULATED FROM PLATTED INFO.
- (CO) = CALCULATED FROM DESCRIBED INFO.

LOT	BLOCK	ELEVATION
5-10	C	1342.6
1-3	A	1340.0
4, 5	A	1339.0
6, 7	A	1338.0
8-10	A	1336.0
11, 12	A	1335.0

**BENCHMARKS:**  
BRASS DISK, TOP OF CURB, EAST OF WHEELCHAIR RAMP;  
NE COR. OF LYNNAE AND FUNSTON, 49.2' N. & 8.4' E.  
OF NW COR., LOT 1, BLOCK F, WILLOW CREEK EAST 3RD  
ADDITION.  
ELEV. = 1343.69 NAVD88

**BENCHMARKS:**  
BRASS DISK, TOP OF CURB, NORTH OF WHEELCHAIR  
RAMP, NW COR. OF HERRINGTON AND FUNSTON, 68.4' N. & 15.3' E.  
OF NE COR., LOT 17, BLOCK F, WILLOW CREEK  
EAST 3RD ADDITION.  
ELEV. = 1344.71 NAVD88



State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) do hereby certify that we have surveyed and  
platted "WILLOW CREEK EAST 3RD ADDITION", Wichita, Sedgwick County,  
Kansas and that the accompanying plat is a true and correct exhibit of  
the property surveyed, described as and being a replat of all of Lots 1, 2,  
3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23,  
24, 25, 26, 27, 28, 29, 30, and 31, Block 3, TOGETHER with all of Lots 1, 2,  
3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14, Block 4, TOGETHER with all of  
Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20,  
21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, and 34, Block 5,  
TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15,  
16, 17, 18, 19, 20, 21, 22, 23, and 24, Block 6, TOGETHER with all of  
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20,  
21, 22, 23, and 24, Block 7, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6,  
7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23, Block  
8, TOGETHER with all of Reserve "B", TOGETHER with all of Bedford,  
Stephanie, Herrington, Skinner, and Mt. Vernon, all as platted and  
dedicated in Willow Creek East 2nd Addition, Wichita, Sedgwick County,  
Kansas, TOGETHER with that part of Lynnae as dedicated in said Willow  
Creek East 2nd Addition lying south of and abutting the following  
described line: Beginning at the northeast corner of Lot 24 in said Block  
8, and for a point of termination, and TOGETHER with that part of  
Funston as dedicated in said Willow Creek East 2nd Addition lying west  
of and abutting the following described line: Beginning at the northeast  
corner of Lot 1 in said Block 7; thence N00°28'26"E, 64.00 feet to the  
southeast corner of Lot 31 in said Block 3, and for a point of termination.

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.

Michal G. Conrey, 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, Streets and a Reserve, to be known as "WILLOW  
CREEK EAST 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 easements are hereby  
granted as indicated for drainage purposes and 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. 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. No obstructions shall be constructed or placed within the street  
stubs providing future access to adjacent properties. Reserve "A" is  
hereby reserved for open space, landscaping, drainage purposes, berms,  
sidewalks, lakes, and utilities as confined to easements. Reserve "A" shall  
be owned and maintained by the homeowners association for the addition.  
The Minimum Building Pad Elevations for the lowest opening to the  
structures shall be as indicated on the face of the plat.

DPK, LLC,  
a Kansas limited liability company  
  
Paul E. Kelsey, Member

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 14th day of December, 2018, by Paul E. Kelsey, Member of  
DPK, LLC, a Kansas limited liability company, on behalf of the limited  
liability company.  
  
Loretta A. Sauber, Notary Public

My App't. Exp. 09-20-22

We, the undersigned holders of a mortgage on the  
above described property, do hereby consent to this plat of "WILLOW  
CREEK EAST 3RD ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank  
  
REX REYNOLDS, VP

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 14th day of December, 2018, by Rex Reynolds,  
Vice-President of Legacy Bank, on behalf of the bank.

KARLA ROUBEK, Notary Public  
My App't. Exp. 9-26-21

This plat of "WILLOW CREEK EAST 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 4th day of October, 2018.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

Cindy Miles, Chair  
  
Dale Miller, Secretary

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this 14th day of January, 2019.

Jeff Longwell, Mayor, City of Wichita  
  
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005  
on this 18th day of December, 2018.

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

Entered on transfer record this 23rd day  
  
Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this 23rd day  
of January, 2019 at 11:30 o'clock A.M. and is duly recorded.

Tonya Buckingham, Register of Deeds

Judy J. Paget, Deputy

Register of Deeds - Tonya Buckingham  
Doc #/Fil#-Pg: 29825607  
Receipt #: 2097400 Recording Fee: \$32.00  
Date Recorded: 01/24/2019 11:20:55 AM  
SHEET 23 OF 23  
For Reference Only Not to Scale

Authorizing Officer:   
Date: 01/24/2019 11:20:55 AM

Baughman Company, P.A.  
315 Ellis St. Wichita, KS 67211 P 316-262-7211 F 316-262-0149